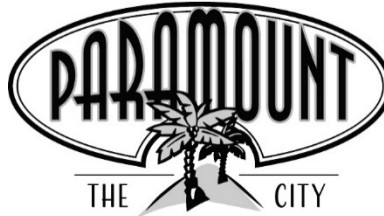


# AGENDA

Paramount Planning Commission

May 6, 2026



*Safe, Healthy, and Attractive*

Regular Meeting

City Hall Council Chamber

6:00 p.m.

City of Paramount

16400 Colorado Avenue ❖ Paramount, CA 90723 ❖ (562) 220-2000 ❖ [www.paramountcity.gov](http://www.paramountcity.gov)

## PUBLIC PARTICIPATION NOTICE

**In-person Attendance:** The public may attend the Planning Commission meetings in-person.

**Public Comments:** Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail:** [planning@paramountcity.gov](mailto:planning@paramountcity.gov)

E-mail public comments must be received **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

CALL TO ORDER: Chair Linda Timmons

PLEDGE OF ALLEGIANCE: Chair Linda Timmons

ROLL CALL OF MEMBERS: Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair Gordon Weisenburger  
Chair Linda Timmons

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## MINUTES

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1. [APPROVAL OF MINUTES](#) April 1, 2026

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## PUBLIC COMMENTS

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## NEW BUSINESS

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## PUBLIC HEARINGS

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2. [CONDITIONAL USE PERMIT NO. 994](#) A request by Mayra Martinez/Aim High Living for a conditional use permit for the warehouse and distribution of supplies and maintenance materials for offsite residential facilities at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Article 19, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
3. [CONDITIONAL USE PERMIT NO. 995](#) A request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. a conditional use permit for the installation of two prefabricated storage containers each 40 feet in length, 8 feet in width, to be used as temporary restroom facilities during the construction phase of a forging press and ring mill project under Conditional Use Permit No. 996 at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (Existing Facilities) and Class 11 (Accessory Structures) of Categorical Exemption pursuant to Article 19, Section 15301 and Section 15311 of California Environmental Quality Act (CEQA) Guidelines.
4. [CONDITIONAL USE PERMIT NO. 996](#) A request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. for a conditional use permit to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine at 16443 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. This project is a Class 1 (Existing Facilities) and Class 11 (Accessory Structures) of Categorical Exemption pursuant to Article 19, Section 15301 and Section 15311 of California Environmental Quality Act (CEQA) Guidelines.

5. **ZONING ORDINANCE  
TEXT AMENDMENT  
NO. 42** A recommendation for the City Council of the City of Paramount to adopt an ordinance adding definitions to section 17.04.010 and adding Chapter 17.18 regarding Transit-Oriented Development Objective Design Standards to the Paramount Municipal Code. This project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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## REPORTS

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6. **ORAL REPORT** City Council Actions

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## COMMENTS

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7. **COMMENTS**
- City Attorney
  - Commissioners
  - Staff

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## ADJOURNMENT

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To a meeting on Wednesday, June 3, 2026, at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

**Americans with Disabilities Act:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2225 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. **Note:** Agenda items are on file in the Planning and Building Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning and Building Department office. The Planning and Building Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

MAY 6, 2026

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF APRIL 1, 2026.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____

**PARAMOUNT PLANNING COMMISSION MINUTES  
APRIL 1, 2026**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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CALL TO ORDER: The meeting of the Planning Commission was called to order by Chair Linda Timmons at 6:02 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS: Present: Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair Gordon Weisenburger  
Chair Linda Timmons

Absent: None

STAFF PRESENT: Lindsay Thorson, Planning Commission Attorney  
John King, Planning and Building Director  
Monica Rodriguez, Assistant Planning and Building Director  
Ivan Reyes, Associate Planner  
Caitlin Au, Planning Intern  
Biana Salgado, Administrative Assistant

**MINUTES**

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1. APPROVAL OF MINUTES  
March 4, 2026 Chair Timmons presented the Planning Commission minutes of March 4, 2026 for approval.

It was moved by Commissioner Esparza and seconded by Commissioner Gonzalez to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez and Moody;  
Vice Chair Weisenburger; and Chair Timmons  
NOES: None  
ABSENT: None  
ABSTAIN: None

**PUBLIC COMMENTS**

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Planning and Building Director King stated that there were email public comments related to Agenda Item No. 2.

**OLD BUSINESS**

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2. CLEARWATER  
SPECIFIC PLAN  
PROJECT

Chair Timmons announced the item. After detailing discussions with the City Council and the Planning Commission about the project in 2024 and 2025, Planning and Building Director King recapped the Clearwater Specific Plan, a 71-acre project area located in the northcentral portion of the City and bounded by Rosecrans Avenue on the north, Paramount Boulevard on the east, Somerset Boulevard on the south, and a Union Pacific Railroad, San Pedro Subdivision, rail line on the west.

Planning and Building Director King stated that the City has used the consulting services of MIG (a land use specialist) to help shape the long-term future of the Clearwater Specific Plan area. The following items would be considered during this evening's Planning Commission meeting:

Resolution No. PC 26:007, a recommendation that the City Council certify the final program environmental impact report (EIR); adopt a statement of overriding considerations; and approve a Mitigation Monitoring and Reporting Program.

General Plan Amendment No. 26-1, a recommendation that the City Council amend the Clearwater East Specific Plan (renaming it Clearwater Specific Plan) to add new zones (Mixed-Use Town Center, Town Residential, Flex District, and Neo Industrial) to allow the proposed increase in development capacity and provide consistency with the Specific Plan.

Zoning Ordinance Text Amendment No. 40, a recommendation that the City Council repeal and replace Chapter 17.88 of the Paramount Municipal Code in its entirety to incorporate the Clearwater Specific Plan into the Paramount Municipal Code.

Planning and Building Director King provided an overview of the Clearwater Specific Plan project. He stated the plan was initially adopted in 1987 with updates throughout the years with the last substantial update in 2019 which allows housing at 22 homes per acre. To meet the State requirements for the adopted Paramount Housing Element (6<sup>th</sup> Cycle), the City must increase the overall allowable housing to 30 homes per acre.

Planning and Building Director King introduced Senior Project Manager from MIG Jose Rodriguez who provided a more detailed overview of the Clearwater Specific Plan.

Chair Timmons opened the public hearing and called for public testimony.

Planning and Building Director King stated the following public comments have been received:

A written correspondence expressing concerns for this item was received from Michael R. Lozeau from Lozeau Drury LLP on behalf of an organization based in the city of Oakland called Supporters Alliance for Environmental Responsibility ("SAFER"). A follow-up email was received emphasizing their concerns. A copy of both correspondences was provided to each Commissioner and would be made part of the record of the proceedings.

A written correspondence in opposition to this item was received from Peter and Dana Melideo, property owners of 7815 Somerset Boulevard. A copy of the correspondence was provided to each Commissioner and made part of the record of the proceedings.

A written correspondence expressing concerns to this item was received from Acting LDR Branch Chief Anthony Higgins with the California Department of Transportation (Caltrans). A copy of the correspondence was provided to each Commissioner and would be made part of the record of the proceedings.

Two written correspondences expressing separate concerns were received from Principal Attorney Kendra L. Carney Mehr from Carney Mehr Law on behalf of their client Modern Development Company, LP ("MDC"). A copy of both correspondences were provided to each Commissioner and would be made part of the record of the proceedings.

Commissioner Esparza asked what city the Carney Mehr Law firm is based out of. Planning and Building Director King stated they are based in Newport Beach.

Commissioner Weisenburger asked about the written correspondence representing "SAFER" being based out of Oakland and their interest in this item.

Project Manager and Environmental Analyst with MIG Cameron Hile stated that the Lozeau Drury LLP is a law firm who comment on many projects throughout the state on behalf of the organization SAFER and offered a rebuttal to the concerns highlighted in the written correspondence received.

Commissioner Gonzalez asked about the noise concerns stated in the EIR and how noise affects specific locations within the Plan Area.

Project Manager and Environmental Analyst Hile stated the report does not identify a specific location; it is an overall/general operational noise from the potential increase in traffic in the area.

Commissioner Gonzalez asked about the setback requirements from the railroad tracks.

Planning and Building Director King stated there was comprise between the property owner and the City Council regarding the setback requirement.

Commissioner Gonzalez followed up with a question regarding the need for walls to be raised to combat the potential rise in traffic noise.

Planning and Building Director King stated that they received comments from the California Public Utility Commission asking to enhance the original requirement, and the change is included in the EIR.

Project Manager and Environmental Analyst Hile added that there are State noise standards for residents facing public transit that require noise maximum limits.

Vice Chair Weisenburger wanted to revisit the concerns stated in Peter and Dana Melideo's letter and read part of it into record.

Planning and Building Director King stated a market study was conducted and consultant team contracted with a company by the name of EPS to conduct a market study. The City is confident that based on the information available at this time, the Clearwater Specific Plan is a viable option for the future.

Vice Chair Weisenburger asked staff to address the additional concerns stated in Peter and Dana Melideo's letter.

Planning and Building Director King stated that there are concepts for roadways to connect to Rosecrans Avenue and wanted to make clear that these configurations are not final.

Vice Chair Weisenburger asked if an entity like the City can take away land from a property owner to build an access road without compensation.

Planning Commission Attorney Thorson stated that before anything would be taken to make a road go through a property or use part of the property for public use there would be a lengthy process that would be followed to ensure the property owner's concerns were addressed. Planning Commission Attorney Thorson stated there is possibility for compensation depending on the results of the discussion with the property owner.

Commissioner Gonzalez asked about the current land use for 7815 Somerset Boulevard (Peter and Dana Melideo's property).

Planning and Building Director King stated that property currently has an unpermitted use and accepted a business without City authorization to dump piles of dirt, concrete, and other construction debris. The property also includes unpermitted truck storage, which is an ongoing Code Enforcement case. Lastly, buildings were demolished without permits and a contractor has since retroactively pulled permits for the demolition that was conducted.

Commissioner Esparza asked if the location referenced in the Peter and Dana Melideo's letter is known as the "Brownyard". Planning and Building Director King confirmed the location.

Chair Timmons asked for clarification that the Clearwater Specific Plan is going to take some time to come into fruition and specific development projects have not been finalized.

Planning and Director King stated yes and that the property owner/developer for the property at 7815 Somerset Boulevard presently has the option to build up to 22 homes per acre on their property.

Vice Chair Weisenburger asked about the Clearwater Specific Plan not including natural gas for the properties that would be developed.

Planning and Building Director King stated that natural gas would be optional but addressed that developers are having a difficult time with the utilities (SoCalGas and Southern California Edison) due to delays.

There was further discussion between the Planning Commission regarding the item.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Vice Chair Weisenburger; and Chair Timmons  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

A. RESOLUTION NO.  
 PC 26:007

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. 26:007, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS ASSOCIATED WITH GENERAL PLAN AMENDMENT NO. 26-1 AND ZONING ORDINANCE TEXT AMENDMENT NO. 40 FOR THE CLEARWATER SPECIFIC PLAN PROJECT", approving Resolution No. PC 26:007. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Chair Timmons  
 NOES: Vice Chair Weisenburger  
 ABSENT: None  
 ABSTAIN: None

B. GENERAL PLAN  
 AMENDMENT  
 NO. 26-1

It was moved by Commissioner Gonzalez, seconded by Commissioner Esparza, to adopt Planning Commission Resolution No. PC 26:008, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 26-1, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST TO AMEND THE PARAMOUNT GENERAL PLAN TO PROVIDE CONSISTENCY WITH NEW MIXED-USE TOWN CENTER, TOWN RESIDENTIAL, FLEX DISTRICT, AND NEO INDUSTRIAL ZONES; AND ALLOW AN INCREASE IN DEVELOPMENT CAPACITY IN THE COMPREHENSIVE UPDATE TO THE CLEARWATER EAST SPECIFIC PLAN IN THE CITY OF PARAMOUNT", approving General Plan Amendment No. 26-1. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Chair Timmons  
 NOES: Vice Chair Weisenburger  
 ABSENT: None  
 ABSTAIN: None

C. ZONING  
 ORDINANCE TEXT  
 AMENDMENT NO.  
 40

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 26:009, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 40, REPEALING AND REPLACING CHAPTER 17.88 OF THE PARAMOUNT MUNICIPAL CODE IN ITS ENTIRETY TO INCORPORATE THE CLEARWATER SPECIFIC PLAN INTO THE PARAMOUNT MUNICIPAL CODE, REPLACING THE CLEARWATER EAST SPECIFIC PLAN", approving Zoning Ordinance Text Amendment No. 40. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Chair Timmons  
 NOES: Vice Chair Weisenburger  
 ABSENT: None  
 ABSTAIN: None

**NEW BUSINESS**

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**PUBLIC HEARINGS**

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3. CONDITIONAL USE  
 PERMIT NO. 992

Chair Timmons announced the item.

Planning and Building Director King introduced Associate Planner Reyes, who provided an overview of the item, a recommendation that the City Council approve a request by Clifford G. Franzen/Hunt Management Company for Capital Business Properties, LLC for a Master Conditional Use Permit for warehouse uses at 15930-15962 Downey Avenue in the M-1 (Light Manufacturing) zone.

Chair Timmons asked about the current businesses operating without a Conditional Use Permit.

Associate Planner Reyes stated that the businesses operating without a Conditional Use Permit would be examined on a case-by-case basis depending on the use that they are currently operating under.

Chair Timmons asked about the electric vehicle (EV) charging station requirement and if chargers would be open to the public.

Associate Planner Reyes stated the chargers are generally intended for the subject site but have the potential to be used by the public depending on the location.

Vice Chair Weisenburger asked for clarification on the amount of EV charging stations required for the property.

Associate Planner Reyes stated it would be two for the subject site.

Commissioner Moody asked if there would be a cost to using the EV charging station.

Associate Planner Reyes stated that typically an EV charger user pays for the service.

Chair Timmons opened the public and called for public testimony.

Applicant Cliff Franzen spoke in favor of the request.

There being no further comments in favor or opposed to the request, it was moved by Vice Chair Weisenburger, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
Vice Chair Weisenburger; and Chair Timmons  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:010, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE A REQUEST BY CLIFFORD G. FRANZEN/HUNT MANAGEMENT COMPANY FOR CAPITAL BUSINESS PROPERTIES, LLC TO APPROVE AN OPERATING COVENANT AGREEMENT FOR A MASTER CONDITIONAL USE PERMIT FOR WAREHOUSE USES AT

15930-15962 DOWNEY AVENUE IN THE M-1 (LIGHT MANUFACTURING) ZONE”, approving Conditional Use Permit No. 992. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody; Vice Chair Weisenburger; and Chair Timmons  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

4. CONDITIONAL USE PERMIT NO. 993

Chair Timmons announced the item, a request by Mario Moreira/Coffee Port to operate a coffee shop with indoor customer seating at 14800 Paramount Boulevard in the C-3 (General Commercial) zone.

Planning and Building Director King introduced Planning Intern Au who presented an overview of the request.

Chair Timmons stated that she is happy the building is becoming a coffee shop and asked how many parking stalls are available.

Planning Intern Au stated that there are 14 parking stalls.

There was further discussion amongst the Planning Commission about the history of the location and disclosed that the location was previously an ice cream shop in decades past.

Chair Timmons asked if the applicant could come up to the podium to speak.

Applicant Mario Moreira spoke in favor of the request.

Commissioner Gonzalez asked if the applicant previously operated a coffee shop.

Mr. Moreira stated that he previously operated a Baskin-Robbins and stated it would not be a bad idea to add ice cream as nod to the history of the location.

There was further discussion between the Planning Commission and the applicant.

Chair Timmons opened the public hearing and called for public testimony.

There being no comments in favor or opposed to the request, it was moved by Vice Chair Weisenburger, seconded by Commissioner Moody, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Vice Chair Weisenburger; and Chair Timmons  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to adopt Planning Commission Resolution No. PC 26:011, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 983, A REQUEST BY MARIO MOREIRA/COFFEE PORT TO ALLOW A COFFEE SHOP WITH INDOOR CUSTOMER SEATING AT 14800 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE", approving Conditional Use Permit No. 993. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody;  
 Vice Chair Weisenburger; and Chair Timmons  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

5. ZONING ORDINANCE  
 TEXT AMENDMENT  
 NO. 41

Chair Timmons announced the item, a recommendation that the City Council amend Chapter 17.20 (Initiative Regulating Density) of the Paramount Municipal Code to implement Program 22 of the 6th Cycle Housing Element Program by clarifying the inapplicability of Proposition FF of 1988 by operation of law.

Planning and Building Director King presented an overview of the request.

There was discussion between the Planning Commission and staff.

Chair Timmons opened the public hearing and called for public testimony.

There being no comments in favor or opposed to the request, it was moved by Commissioner Moody, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

- AYES: Commissioners Esparza, Gonzalez, and Moody; Vice Chair Weisenburger; and Chair Timmons
- NOES: None
- ABSENT: None
- ABSTAIN: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Moody, to adopt Planning Commission Resolution No. PC 26:012, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 41, AMENDING SUBSECTION 17.20.010 (DENSITY IN MULTIPLE FAMILY RESIDENTIAL ZONES) AND SUBSECTION 17.20.020 (SPECIAL HOUSING OPPORTUNITIES) OF TITLE 17 (ZONING) OF THE PARAMOUNT MUNICIPAL CODE TO IMPLEMENT PROGRAM 22 OF THE 6TH CYCLE HOUSING ELEMENT PROGRAM BY CLARIFYING THE INAPPLICABILITY OF PROPOSITION FF OF 1988 BY OPERATION OF LAW", approving Zoning Ordinance Text Amendment No. 41. The motion was passed by the following roll call vote:

- AYES: Commissioners Esparza, Gonzalez, and Moody; Chair Timmons
- NOES: Vice Chair Weisenburger
- ABSENT: None
- ABSTAIN: None

**REPORTS**

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6. ORAL REPORT  
City Council Actions

Planning and Building Director King reported every April 1<sup>st</sup> the City must turn in a General Plan Annual Progress Report to the State, filed with the Governor’s Office of Planning and Research and the California Department of Housing and Community Development (HCD). On March 24, 2026, the City Council reviewed the report presented by Assistant Planner Leslie Corrales.

**COMMENTS**

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7. COMMENTS

Vice Chair Weisenburger stated his reasoning for not approving items No. 2 and No. 5 heard earlier in the evening. There was further discussion between Planning Commission and staff.

**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Timmons at 8:07 p.m. to the next Planning Commission meeting to be held on Wednesday, May 6, 2026 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Linda Timmons, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

MAY 6, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 994

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:013, A REQUEST BY MAYRA MARTINEZ/AIM HIGH LIVING FOR A CONDITIONAL USE PERMIT FOR THE WAREHOUSE AND DISTRIBUTION OF SUPPLIES AND MAINTENANCE MATERIALS FOR OFFSITE RESIDENTIAL FACILITIES AT 16253 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

APPROVED

DENIED

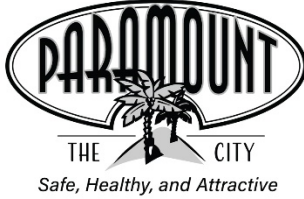
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Conditional Use Permit No. 994

**REQUEST:** Operate a warehouse and distribution supplies and maintenance materials for offsite residential facilities

**APPLICANT:** Mayra Martinez/Aim High Living

**MEETING DATE:** May 6, 2026

**LOCATION:** 16253 Minnesota Avenue

**ZONE:** M-2 (Heavy Manufacturing)

**GENERAL PLAN:** Central Industrial District

**PLANNER:** Ivan Reyes

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning and Building Director  
**By:** Ivan Reyes, Building and Housing Manager  
**Date:** May 6, 2026

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**Subject: CONDITIONAL USE PERMIT NO. 994  
MAYRA MARTINEZ/AIM HIGH LIVING**

## **BACKGROUND**

This application is a request by Mayra Martinez/Aim High Living to approve Conditional Use Permit (CUP) No. 994, a request to operate a warehouse and distribution of supplies and maintenance materials for off-site residential housing facilities business at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone. The applicant proposes to occupy the existing 2,203 square foot building on a 7,706 square foot property at the northwest corner of Minnesota Avenue and Jackson Street. The applicant leases from the property owners.

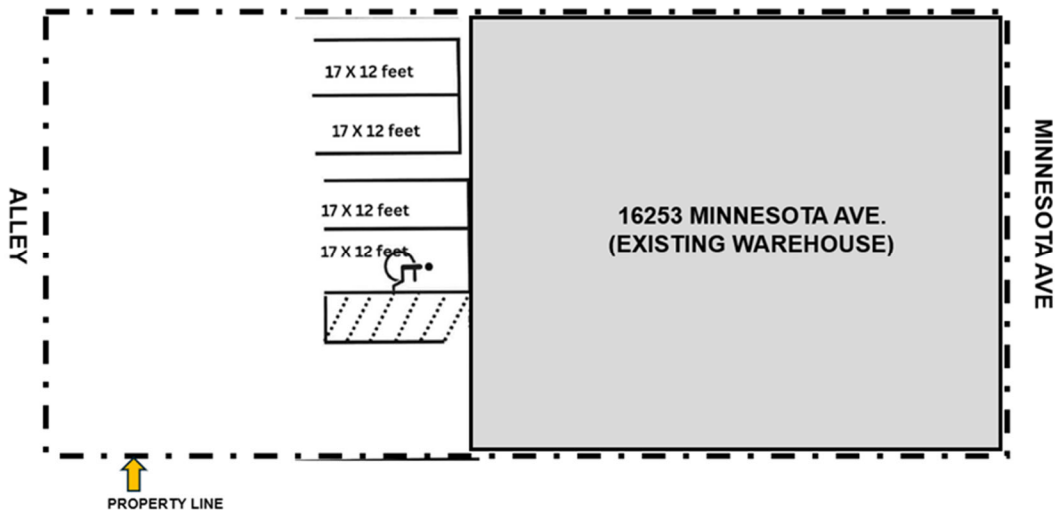
In March 2022, the Planning Commission approved CUP No 912, to operate a cabinetry specializing in custom-made cabinets for homes and businesses. The business has since vacated the premises and is no longer operating at the subject property.

## **DISCUSSION**

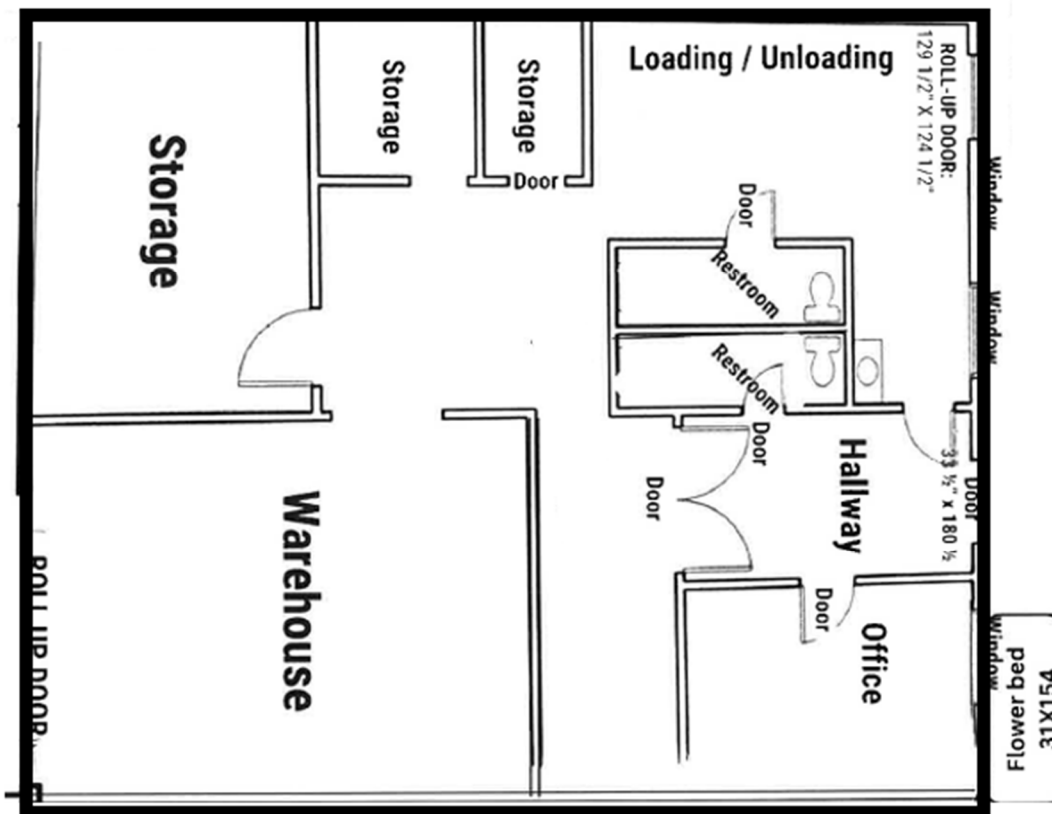
Since 2018, Aim High Living has been a nonprofit organization that provides individuals with safe, supportive housing, mentorship, and life skills training. The warehouse would serve as the nonprofit's private, centralized storage hub for its residential housing facilities in the Los Angeles area. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m., and Saturday from 9:00 a.m. to 2:00 p.m. The business will employ a total of five staff members. The proposed business will have a total of four parking spaces at the subject property, including one Americans with Disabilities Act (ADA)-accessible parking space. Access to the parking lot is located on the west side of the property via an existing alley.

As a condition of approval, the applicant shall obtain permits to legalize all existing unpermitted signage. In addition, the applicant must remove the security bars currently installed on the windows in accordance with Section 17.36.090(L) of the Paramount Municipal Code. The applicant shall also repair the cracked paving throughout the property and restripe and reslurry the parking lot.

Below is the proposed site location.



Below is the proposed floor plan.



Below is a site photo from April 20, 2026. The photo below is the existing entrance to business suite.



### **Analysis**

The proposed business is located in an appropriate zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and sufficient parking will be provided. As a condition of approval, the exterior window security bars shall be removed.

### **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 3: Economic Health.

**RECOMMENDED ACTION**

Adopt Resolution No. PC 26:013, approving Conditional Use Permit No. 994, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 26:013**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 994, A REQUEST BY MAYRA MARTINEZ/AIM HIGH LIVING FOR THE WAREHOUSE AND DISTRIBUTION OF SUPPLIES AND MAINTENANCE MATERIALS FOR OFFSITE RESIDENTIAL FACILITIES AT 16253 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Mayra Martinez/Aim High Living for a conditional use permit (CUP) for the warehouse and distribution of supplies and maintenance materials for offsite residential facilities at 16253 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters and specifically for conditional use permits; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – existing facilities; and

WHEREAS, on May 6, 2026, the Planning Commission conducted a duly noticed public hearing on the application, at which time it heard a presentation by the Planning and Building Department staff as well as the opportunity for testimony regarding the proposed Project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
  - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 6.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above-entitled matter, subject to the following conditions:

*General*

1. **Material Deviation.** Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
2. **Affidavit.** This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 29, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

3. **One-Year Approval.** Approval of this Conditional Use Permit No. 994 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction requiring a building permit has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of May 6, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
4. **Revocation.** It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a. That the approval was obtained by fraud;
  - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
  - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

*Permitting*

7. Business License – Vendors and Contractors. All vendors and contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
8. Fees. All applicable development fees are due prior to the issuance of building permits.
9. Alterations. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
10. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code. Existing exterior window security bars shall be removed.
11. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
12. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
13. Lighting. A precise lighting plan shall be submitted showing the location and types of exterior lighting. The plan shall be subject to the approval of the Planning and Building Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
14. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
15. Agency Regulations. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality

Management District, and (3) the California Department of Resources Recycling and Recovery (CalRecycle).

16. **Parking.** All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
17. **Urban Stormwater Management.** The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

*Business Operations*

18. **Business Hours.** Business hours shall be limited to Mondays through Fridays from 8:00 a.m. to 6:00 p.m. and Saturdays from 9:00 a.m. to 2:00 p.m.
19. **Business License – Business Operations.** The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
20. **Signs.** Signs, banners, and feather flags require separate review and approval by the Planning and Building Department prior to fabrication and installation. Signs shall not conceal architectural features on the exterior of the building. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed. A permit for the wall sign shall be obtained by June 10, 2026.
21. **Window Signs.** Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
22. **Special Events.** Special events shall be reviewed in accordance with Special Event Permit regulations of Subsection 17.44.170 of the Paramount Municipal Code for possible approval by the Planning and Building Department.

23. **Clean Premises.** The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
24. **Landscaping and Irrigation.** Landscaping and irrigation shall be refurbished and repaired as needed and maintained accordingly. A two-inch layer of brown mulch shall be applied and maintained in the planters. Red mulch is not an acceptable material. No mature trees shall be removed without the written authorization of the Planning and Building Department. Changes to plants shall comply with Commercial Design Guidelines landscaping requirements.
25. **Outdoor Storage.** Outdoor storage and outdoor work are prohibited unless a separate conditional use permit (CUP) is reviewed and approved.
26. **Truck Delivery.** Trucks delivering materials to the site shall unload within the property. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
27. **Floor Plan.** The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
28. **Security Cameras.** The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
29. **Noise.** Outdoor speakers or other exterior audible devices are prohibited.
30. **Fence Maintenance.** The existing metal fence on the west side of the property shall not divide or obstruct any required parking spaces or parking circulation areas. The applicant shall submit a fence and/or wall plan detailing all proposed fences and walls for the subject site and shall be subject to the review and approval of the Planning and Building Department prior to purchase, installation, or construction.
31. **Unpermitted Fencing.** Barbed wire, concertina wire, and razor wire are prohibited where visible from the public right of way in accordance with Section 17.36.090 (F)(1) of the Paramount Municipal Code.

32. Parking Lot. The parking lot shall be refurbished and maintained free of cracks or damage. The parking lot shall be restriped as needed.
33. Screening. Screening materials shall be reviewed and approved by the Planning and Building Department prior to installation. Chain-link may not be used as a component of screening material.
34. Facilities for Recyclable Materials, Organic Waste, and Solid Waste. The business shall comply with all relevant requirements of Chapter 17.118 of the Paramount Municipal Code regarding facilities for recyclable materials, organic waste, and solid waste.
35. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. Trash Enclosure. All of said aforementioned containers, including bins and barrels, shall be kept and maintained within the walls of the enclosure except when being emptied by a collector. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls. The enclosure must contain sufficient space to contain the associated trash, recyclables, and organic waste containers.
37. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
38. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning and Building Department.
39. Graffiti Removal. Any graffiti, including graffiti in the form of window etching, shall be promptly removed.
40. Noise Ordinance. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
41. Objectionable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
42. Use of Building/Property. No person shall reside, sleep, or otherwise occupy the premises for living accommodation at any time.
43. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

*Final Approval*

44. At the completion of the project, final written approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

**SECTION 7.** Appeal. Within 10 calendar days after approval of this Resolution by the Planning Commission, any aggrieved or interested person may, if dissatisfied with or aggrieved by the action of the Planning Commission, file with the City Clerk an appeal in writing to the City Council from such action of the Planning Commission upon depositing a filing fee as set forth in Resolution No. 24:040. The filing of such appeal within the stated time shall stay the effective date of decision of the Planning Commission until such time as the City Council has acted on the appeal as set forth in this chapter. The hearing on the appeal by the City Council shall be a hearing de novo. In the absence of such appeal, the action of the Planning Commission shall be final.

**SECTION 8.** If not appealed, this Resolution shall take effect at the expiration of the appeal period set out in Section 7 above.

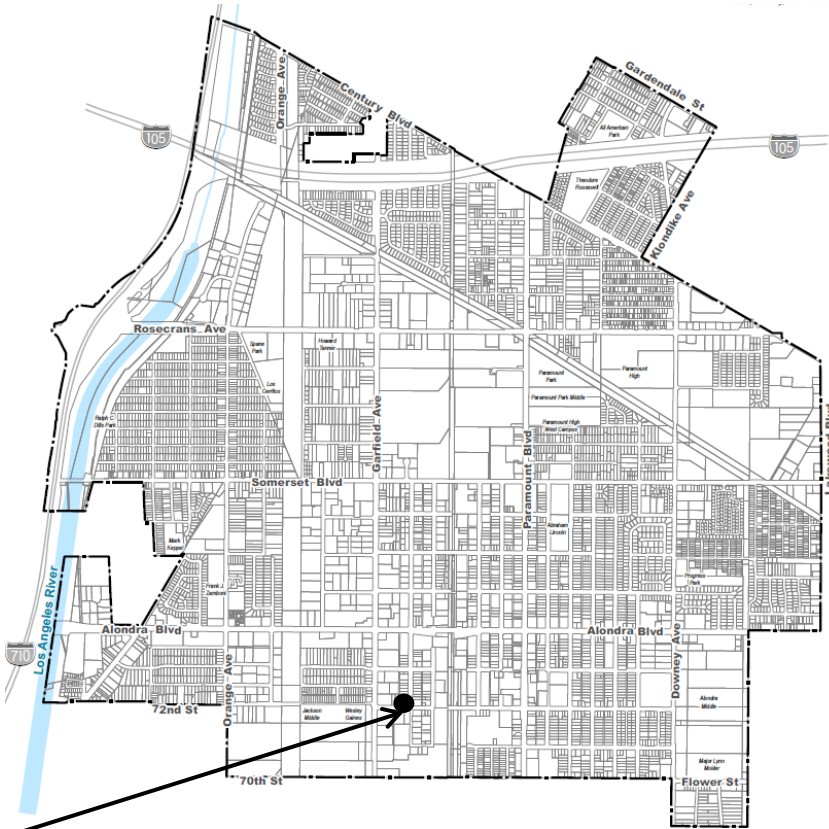
PASSED, APPROVED, and ADOPTED this 6<sup>th</sup> day of May 2026.

\_\_\_\_\_  
Linda Timmons, Chair

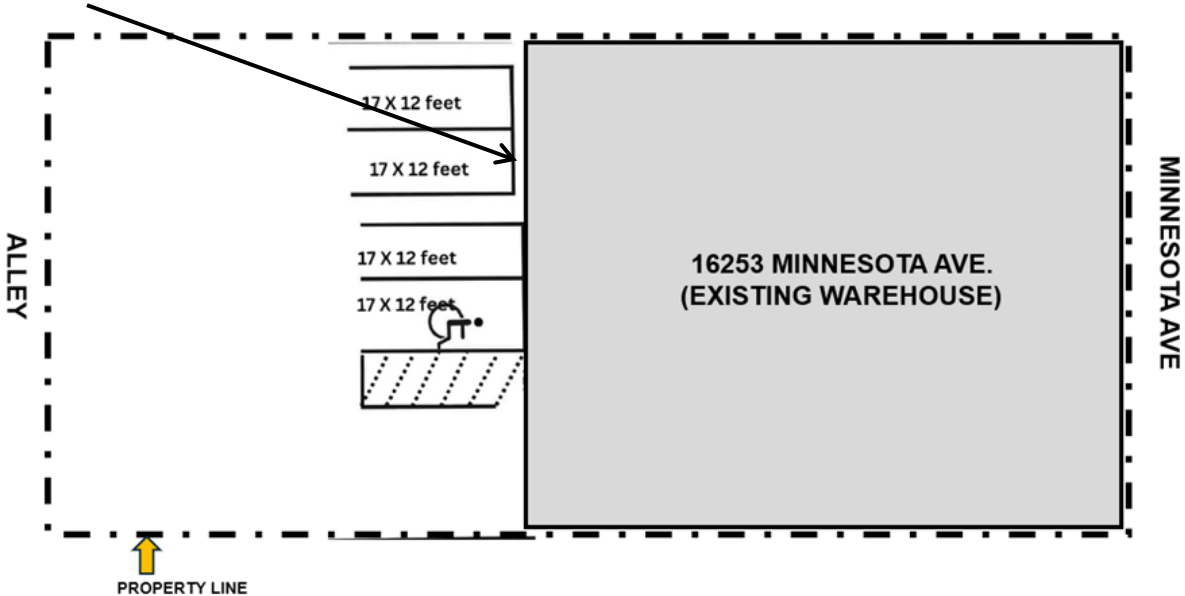
Attest:

\_\_\_\_\_  
Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 994



Subject Property



16253 Minnesota Avenue

MAY 6, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 995

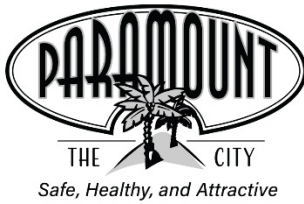
- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:014, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. FOR A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF TWO PREFABRICATED STORAGE CONTAINERS, EACH 40 FEET IN LENGTH AND 8 FEET IN WIDTH, TO BE USED AS TEMPORARY RESTROOM FACILITIES DURING THE CONSTRUCTION PHASE OF A FORGING PRESS AND RING MILL

PROJECT UNDER CONDITIONAL USE PERMIT NO. 996 AT 16443  
MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____



# **CITY OF PARAMOUNT**

## **PLANNING DEPARTMENT**

### **STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Conditional Use Permit No. 995 and Conditional Use Permit No. 996

**REQUEST:**

- A.** Installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of a forging press and ring mill project under Conditional Use Permit No. 996
- B.** Expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine

**APPLICANT:** Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc.

**MEETING DATE:** May 6, 2026

**LOCATION:** 16443 Minnesota Avenue

**ZONE:** M-2 (Heavy Manufacturing)

**GENERAL PLAN:** Central Industrial District

**PLANNER:** Leslie Corrales – Conditional Use Permit No. 995  
Monica Rodriguez – Conditional Use Permit No. 996

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission

**From:** John King, AICP, Planning and Building Director

**By:** Monica Rodriguez, Assistant Planning and Building Director  
Leslie Corrales, Assistant Planner

**Date:** May 6, 2026

**Subject: CONDITIONAL USE PERMIT NO. 995 AND CONDITIONAL USE PERMIT NO. 996  
GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC.**

**BACKGROUND**

This application is a request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. for the Planning Commission to approve two Conditional Use Permits (CUPs) in relation to one another for the existing project site. CUP No. 995 is a request for the installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of the press forge and ring mill project. CUP No. 996 is a request to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine.

Mattco Forge, established in 1977, produces engineered forged metal products for the aerospace, defense, oil and gas, transportation, and power generation industries. Among the products forged by Mattco Forge are seamless, rolled forged rings. Mattco Forge currently employs approximately 108 people. The hours of operation are Monday through Thursday from 6:00 a.m. to 2:00 a.m., Fridays from 6:00 a.m. to 10:30 p.m., and Saturday from 6:00 a.m. to 2:30 p.m.

Below is a list of previous City of Paramount approvals. Conditions of approval of each are still applicable.

Approval Number	Description	Approval Date
CUP No. 470	Installation and operation of a 250-ton metal forging press.	2/9/2000

CUP No. 764	Legalize installation and operation of a 1,650-ton hydraulic press and associated colling tower system	3/11/2014
CUP No. 841	Installation of a dust collection system and total building enclosure for grinding activities	12/13/2017
Administrative Action No. 1968	mandated for metal-related manufacturing businesses that the South Coast Air Quality Management District (SCAQMD) requires a permit to operate	5/27/2021
CUP No. 969	Install a new dust collection system and the expand the existing 800 square foot enclosed grinding booth by installing an adjacent 336 square foot grinding booth enclosure.	12/3/2024
CUP No. 972	Relocate an existing 499-gallon above-ground propane tank	2/5/2024

## DISCUSSION

### Site Description

The subject property, located in the Central Industrial District, is to the southwest of the intersection of Minnesota Avenue and Jackson Street. Mattco Forge Inc. is located on three properties that comprise approximately 3.2 acres (Assessor Parcel Numbers/APNs 7102-020-009, 7102-020-022, and 7102-020-028). The subject property currently provides a total of 83 standard parking spaces and 4 Americans with Disabilities Act (ADA)-accessible parking spaces. The project site can be accessed from either Jackson Street or Minnesota Avenue.

There are four buildings located throughout the project site, with the main entrance and administration building being located on Jackson Street, near Minnesota Avenue. The largest of these buildings is the forge shop/maintenance building, which totals 47,450 square feet.

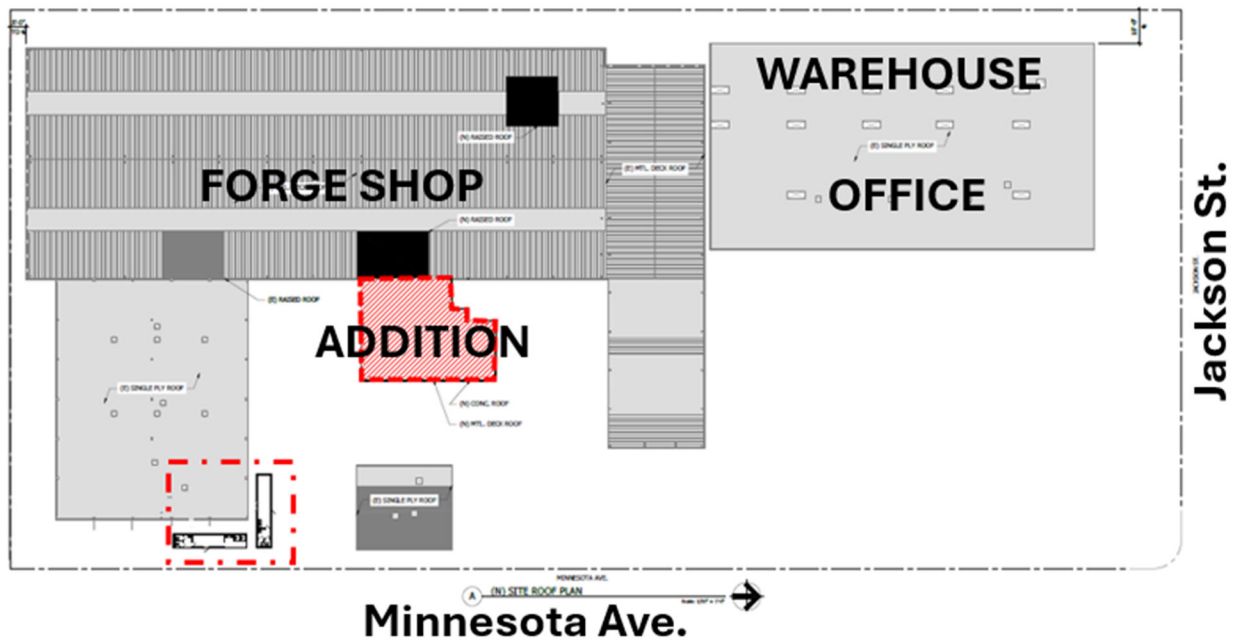
### Project Description

Mattco Forge is applying for two CUPs to allow the expansion of the existing 47,450 square foot forge shop/maintenance building by 3,364 square feet for a total area of 50,814 square feet. The additional space would accommodate a new 4,000-ton press and ring mill equipment to facilitate and increase productivity of engineered forged metal products.

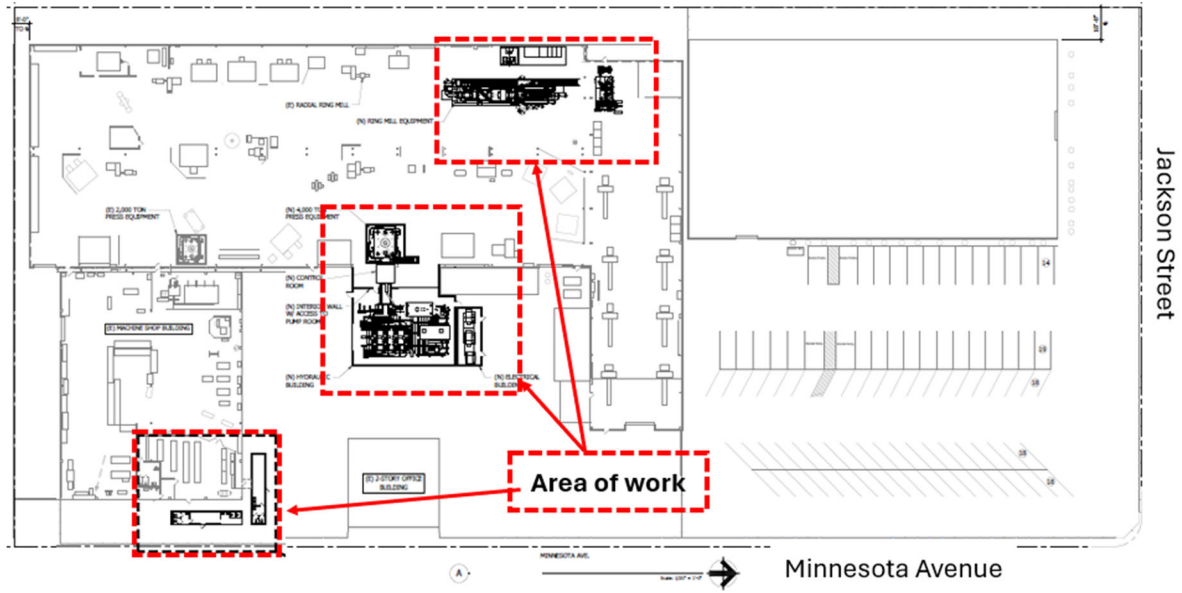
The proposed addition is within the easterly portion of the existing manufacturing plant. The new equipment would supplement the existing press forge and ring mill operations. The press would be installed on foundations situated within and adjacent to the existing buildings. Due to the height of the proposed press, roof extensions are required. These extensions would be limited to the area directly above the press, and the resulting roofline would not exceed the height of existing parapet wall.

In addition, the proposed expansion will displace the existing restroom facilities within the building. To address the displacement, the applicant proposes installing temporary restroom facilities equipped with showers for employee use. A condition of approval has been included requiring the applicant to remove the temporary restroom facilities and all associated utilities within two years of the project approval date.

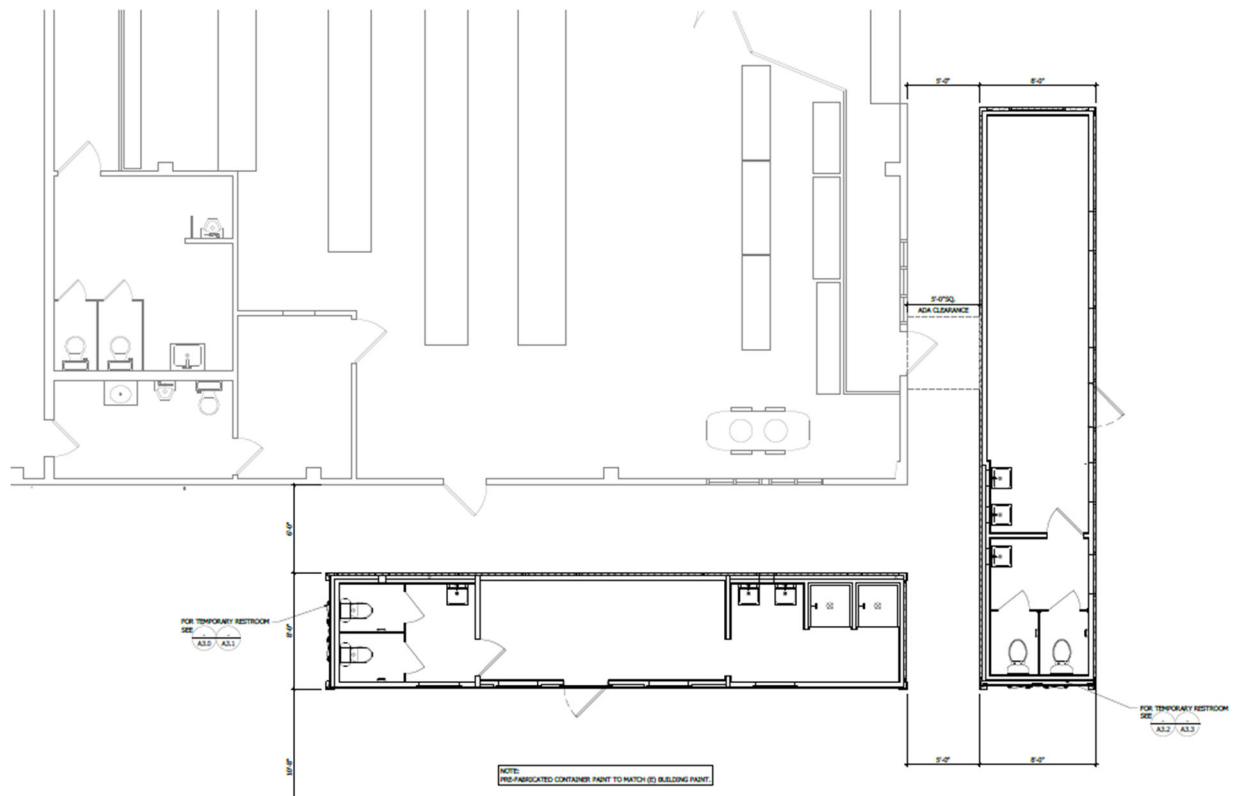
Below is the proposed site location. North is on the right side of this site plan.



Below is the proposed floor plan for the proposed addition.



Below is the proposed floor plan for the temporary restrooms.



Below are site photos taken on April 24, 2026. The image on the left identifies the area where the proposed addition would be located, while the image on the right shows the current location of the existing press equipment.



**East side of building  
(proposed expansion area)**



**East side of building  
(showing existing roof opening)**

### **Analysis**

The proposed business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and sufficient parking will be provided. Conditions of approval, including conditions of past projects that are still applicable, will ensure impacts to the surrounding area is to a minimum. Importantly, it is essential that vibration from the press cannot be detected beyond any property line of Mattco Forge, and a condition of approval has been included to ensure this requirement is met.

### **Environmental Assessment**

A study by MC2 Environmental Engineering Services determined that this project is a Class 1 (existing facilities) and Class 11 (accessory structures) of Categorical Exemption pursuant to Article 19, Section 15301 and Section 15311 of California Environmental Quality Act (CEQA) Guidelines.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to

achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 3: Economic Health.

**RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt:

- A. Resolution No. PC 26:014, approving Conditional Use Permit No. 995, subject to the conditions of approval in the resolution; and
- B. Resolution No. PC 26:015, approving Conditional Use Permit No. 996, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 26:014**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 995, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF TWO PREFABRICATED STORAGE CONTAINERS EACH 40 FEET IN LENGTH, 8 FEET IN WIDTH, TO BE USED AS TEMPORARY RESTROOM FACILITIES DURING THE CONSTRUCTION PHASE OF A FORGING PRESS AND RING MILL PROJECT UNDER CONDITIONAL USE PERMIT NO. 996 AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. for a conditional use permit (CUP) to install two prefabricated storage containers each 40 feet in length and 8 feet in width to be used as temporary restroom facilities during the construction phase at 16443 Minnesota Avenue Garfield Avenue in the M-2 (Heavy Manufacturing) zone; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters and specifically for conditional use permits;

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure and Section 15311, Class 11 Categorical Exemption - accessory structures;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;
  - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 6.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

*General*

1. Conditions. All conditions of approval of Conditional Use Permit No. 995 shall be printed as general notes on the approved set of building plans.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 22,

2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. One-Year Approval. Approval of this Conditional Use Permit No. 995 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of May 6, 2027. The Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
5. Revocation. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. Violations. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. Grounds for Modification, Suspension, Revocation. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a. That the approval was obtained by fraud;
  - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
  - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to

constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

*Permitting*

8. Conditions of Approval. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 995.
9. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
10. Exterior. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
11. License. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
12. Fees. All applicable development or user fees are due prior to the issuance of permits for any future construction.
13. Plans. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.
14. Paint. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface color.
15. Tarps. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
16. Future SCAQMD Permits and City Permits. The applicant shall notify and consult with Planning Department staff in advance of any future South Coast Air Quality Management District (SCAQMD) permit applications (permits to operate and permits to construct) to determine any required City permits.

17. Window Security Bars. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090 (L) of the Paramount Municipal Code.
18. Chain Link. Chain link material is prohibited.
19. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
20. Labor Regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA)
21. Business License. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
22. Parking. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped and maintained in a clear condition in compliance with Americans with Disabilities (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
23. Labor regulations. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA)
24. Agency Regulations. In the ongoing operations, the applicant shall comply with all relevant federal, State, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, and (3) the California Department of Resources Recycling and Recovering
25. Urban Stormwater Management. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected

and properly disposed of in compliance with all applicable local, State, and Federal regulations.

26. Future SCAQMD Permits and City Permits. The applicant shall notify and consult with Planning Department staff in advance of any future South Coast Air Quality Management District (SCAQMD) permit applications (permits to operate and permits to construct) to determine any required City permits.

### *Business Operations*

27. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
28. Fugitive Dust. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures
29. Sign Maintenance. Any sign on the building and premises, including the parking lot area, in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
30. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
31. Outdoor Storage. Outdoor storage is not permitted.
32. Security Cameras. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
33. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
34. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be refurbished and maintained as needed. A two-inch layer of brown mulch shall be applied in the planters. Red mulch is not an acceptable material. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Any mature tree shall be not be removed without the written authorization of the Planning and Building Department.
35. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.

36. Agencies. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the Los Angeles County Certified Unified Program Agency, (4) Sanitation Districts of Los Angeles County, (5) California Water Board, (6) California Department of Industrial Relations, and (7) the California Department of Resources Recycling and Recovery (CalRecycle). Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
37. Objectionable Operations. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
38. Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
39. Accessibility. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
40. Organic Waste. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

*Special Conditions*

41. Temporary restrooms. The temporary restrooms facilities shall be permitted on-site for a maximum duration of two years from the date of approval, May 6, 2028. Upon expiration of this period, all temporary restroom containers and associated utilities shall be fully removed. The Planning and Building Director at his or her discretion may grant an extension of up to six (6) months administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of May 6, 2028.

*Final Approval*

42. At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.

**SECTION 7.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 6<sup>th</sup> day of May 2026.

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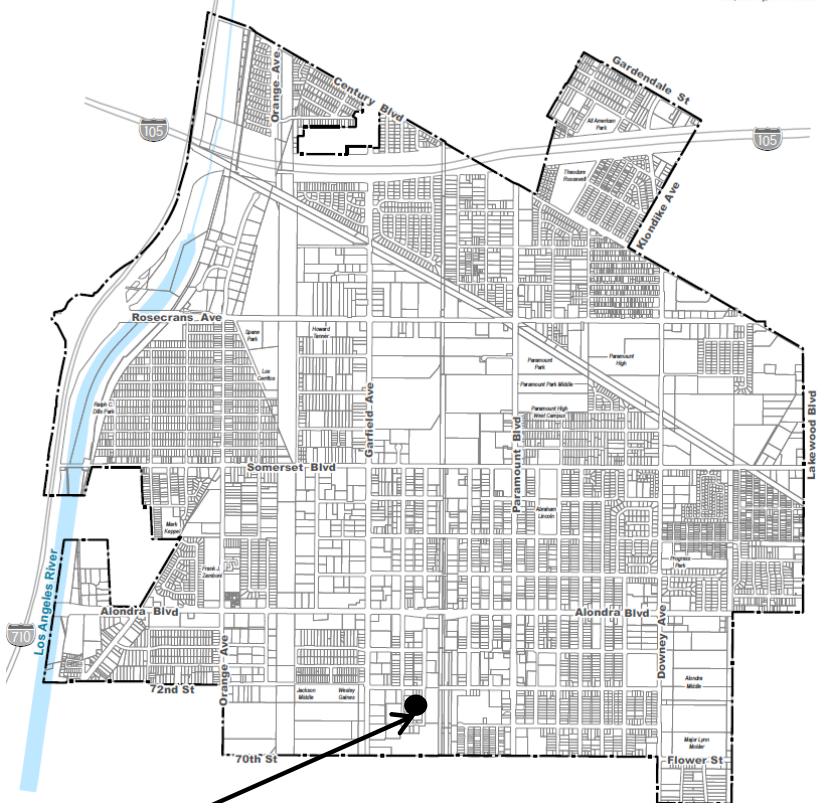
Linda Timmons, Chair

Attest:

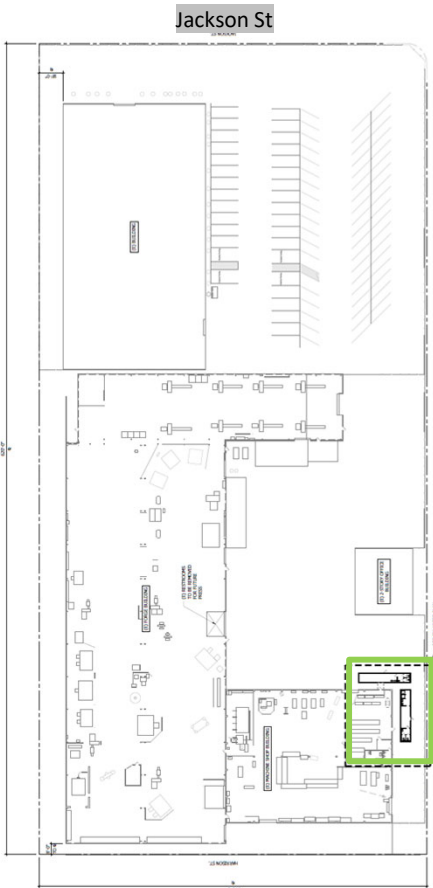
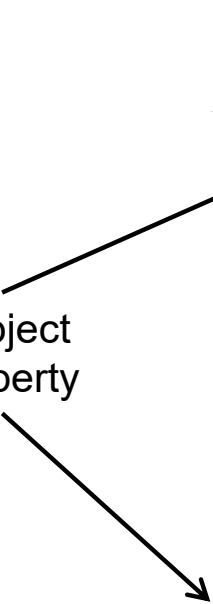
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Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 995



Subject Property



Area of work



16443 Minnesota Avenue

MAY 6, 2026

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 996

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 26:015, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF THE EXISTING BUILDING BY 3,364 SQUARE FEET TO INSTALL A NEW 4,000-TON HYDRAULIC FORGING PRESS AND RING MILL MACHINE AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

APPROVED

DENIED

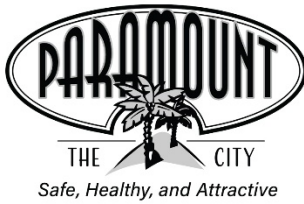
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



# **CITY OF PARAMOUNT**

## **PLANNING DEPARTMENT**

### **STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Conditional Use Permit No. 995 and Conditional Use Permit No. 996

**REQUEST:**

- A.** Installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of a forging press and ring mill project under Conditional Use Permit No. 996
- B.** Expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine

**APPLICANT:** Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc.

**MEETING DATE:** May 6, 2026

**LOCATION:** 16443 Minnesota Avenue

**ZONE:** M-2 (Heavy Manufacturing)

**GENERAL PLAN:** Central Industrial District

**PLANNER:** Leslie Corrales – Conditional Use Permit No. 995  
Monica Rodriguez – Conditional Use Permit No. 996

**RECOMMENDATION:** Approval



**To:** Honorable Planning Commission

**From:** John King, AICP, Planning and Building Director

**By:** Monica Rodriguez, Assistant Planning and Building Director  
Leslie Corrales, Assistant Planner

**Date:** May 6, 2026

**Subject: CONDITIONAL USE PERMIT NO. 995 AND CONDITIONAL USE PERMIT NO. 996  
GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC.**

**BACKGROUND**

This application is a request by Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. for the Planning Commission to approve two Conditional Use Permits (CUPs) in relation to one another for the existing project site. CUP No. 995 is a request for the installation of two prefabricated storage containers, each 40 feet in length and 8 feet in width, to be used as temporary restroom facilities during the construction phase of the press forge and ring mill project. CUP No. 996 is a request to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine.

Mattco Forge, established in 1977, produces engineered forged metal products for the aerospace, defense, oil and gas, transportation, and power generation industries. Among the products forged by Mattco Forge are seamless, rolled forged rings. Mattco Forge currently employs approximately 108 people. The hours of operation are Monday through Thursday from 6:00 a.m. to 2:00 a.m., Fridays from 6:00 a.m. to 10:30 p.m., and Saturday from 6:00 a.m. to 2:30 p.m.

Below is a list of previous City of Paramount approvals. Conditions of approval of each are still applicable.

Approval Number	Description	Approval Date
CUP No. 470	Installation and operation of a 250-ton metal forging press.	2/9/2000

CUP No. 764	Legalize installation and operation of a 1,650-ton hydraulic press and associated colling tower system	3/11/2014
CUP No. 841	Installation of a dust collection system and total building enclosure for grinding activities	12/13/2017
Administrative Action No. 1968	mandated for metal-related manufacturing businesses that the South Coast Air Quality Management District (SCAQMD) requires a permit to operate	5/27/2021
CUP No. 969	Install a new dust collection system and the expand the existing 800 square foot enclosed grinding booth by installing an adjacent 336 square foot grinding booth enclosure.	12/3/2024
CUP No. 972	Relocate an existing 499-gallon above-ground propane tank	2/5/2024

## DISCUSSION

### Site Description

The subject property, located in the Central Industrial District, is to the southwest of the intersection of Minnesota Avenue and Jackson Street. Mattco Forge Inc. is located on three properties that comprise approximately 3.2 acres (Assessor Parcel Numbers/APNs 7102-020-009, 7102-020-022, and 7102-020-028). The subject property currently provides a total of 83 standard parking spaces and 4 Americans with Disabilities Act (ADA)-accessible parking spaces. The project site can be accessed from either Jackson Street or Minnesota Avenue.

There are four buildings located throughout the project site, with the main entrance and administration building being located on Jackson Street, near Minnesota Avenue. The largest of these buildings is the forge shop/maintenance building, which totals 47,450 square feet.

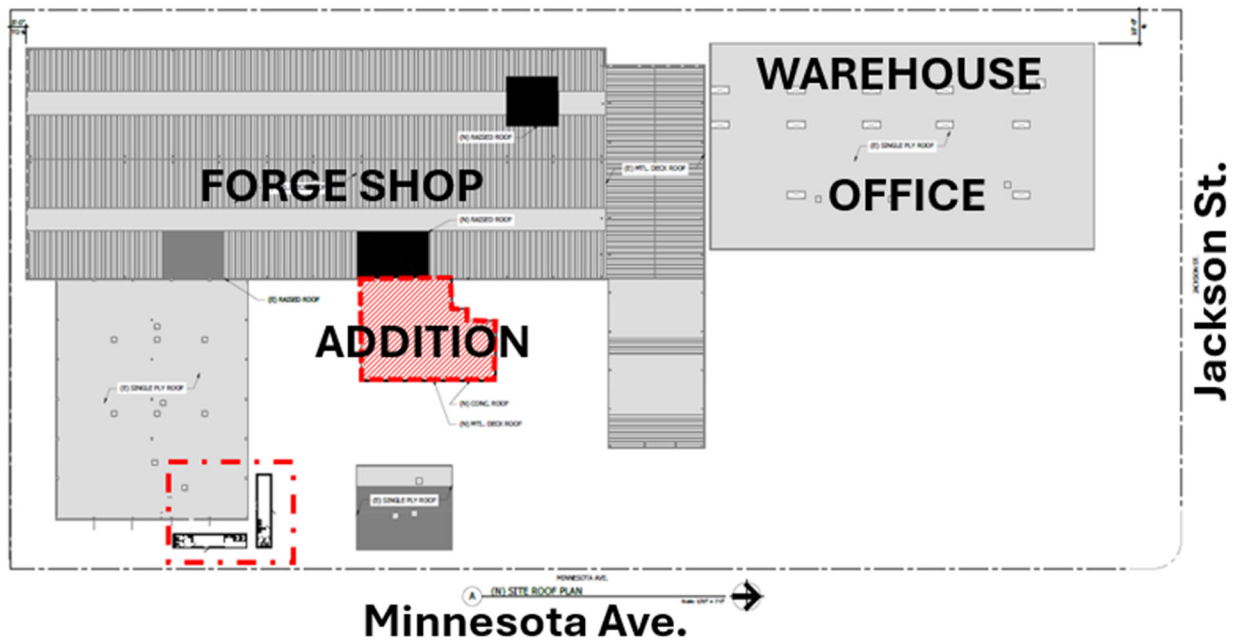
### Project Description

Mattco Forge is applying for two CUPs to allow the expansion of the existing 47,450 square foot forge shop/maintenance building by 3,364 square feet for a total area of 50,814 square feet. The additional space would accommodate a new 4,000-ton press and ring mill equipment to facilitate and increase productivity of engineered forged metal products.

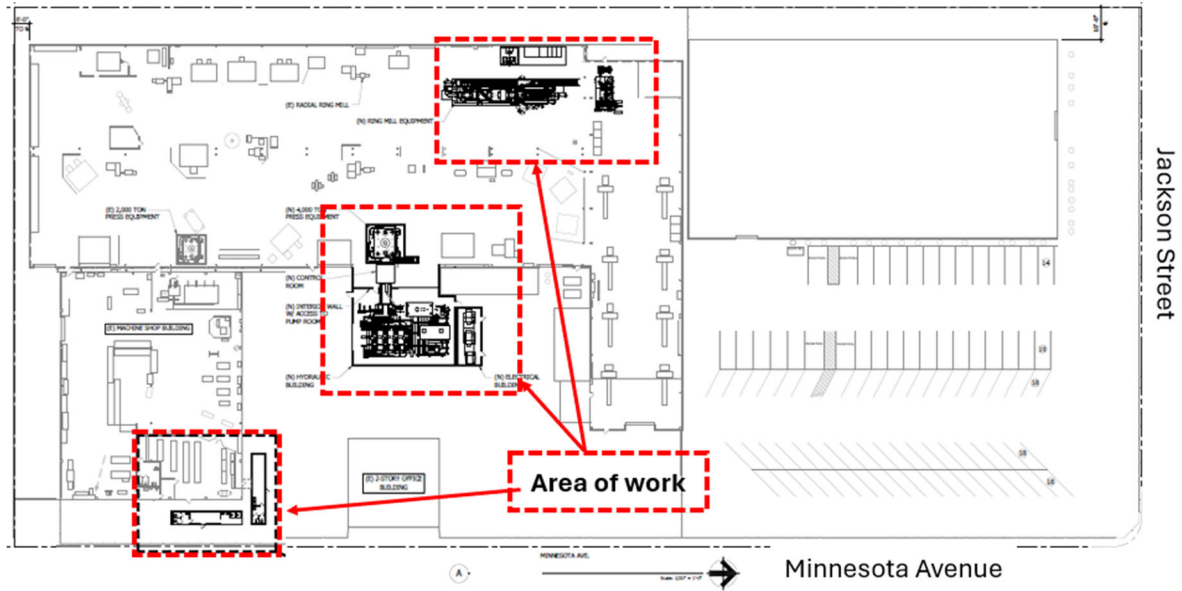
The proposed addition is within the easterly portion of the existing manufacturing plant. The new equipment would supplement the existing press forge and ring mill operations. The press would be installed on foundations situated within and adjacent to the existing buildings. Due to the height of the proposed press, roof extensions are required. These extensions would be limited to the area directly above the press, and the resulting roofline would not exceed the height of existing parapet wall.

In addition, the proposed expansion will displace the existing restroom facilities within the building. To address the displacement, the applicant proposes installing temporary restroom facilities equipped with showers for employee use. A condition of approval has been included requiring the applicant to remove the temporary restroom facilities and all associated utilities within two years of the project approval date.

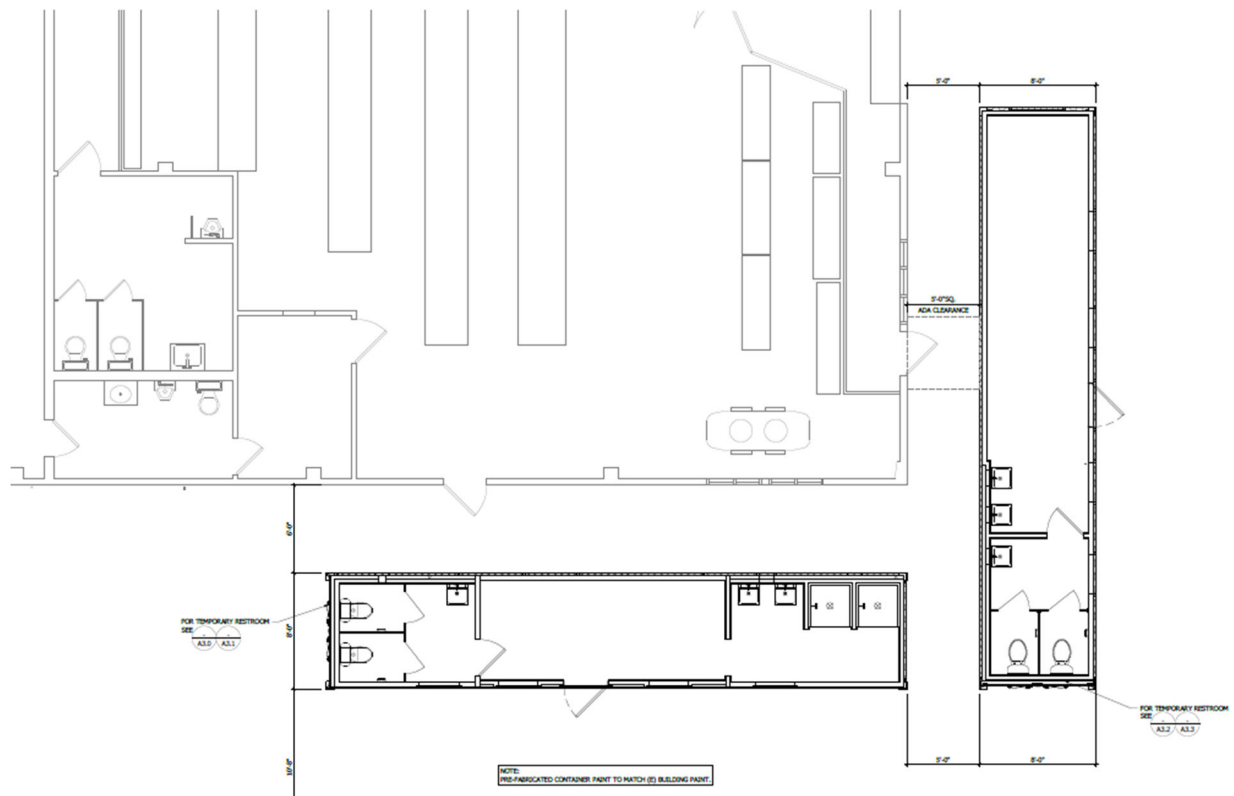
Below is the proposed site location. North is on the right side of this site plan.



Below is the proposed floor plan for the proposed addition.



Below is the proposed floor plan for the temporary restrooms.



Below are site photos taken on April 24, 2026. The image on the left identifies the area where the proposed addition would be located, while the image on the right shows the current location of the existing press equipment.



**East side of building  
(proposed expansion area)**



**East side of building  
(showing existing roof opening)**

## **Analysis**

The proposed business is located in an appropriate manufacturing zone and is compatible with the surrounding businesses in the industrial zone. The location is adequate in size and sufficient parking will be provided. Conditions of approval, including conditions of past projects that are still applicable, will ensure impacts to the surrounding area is to a minimum. Importantly, it is essential that vibration from the press cannot be detected beyond any property line of Mattco Forge, and a condition of approval has been included to ensure this requirement is met.

## **Environmental Assessment**

A study by MC2 Environmental Engineering Services determined that this project is a Class 1 (existing facilities) and Class 11 (accessory structures) of Categorical Exemption pursuant to Article 19, Section 15301 and Section 15311 of California Environmental Quality Act (CEQA) Guidelines.

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to

achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 3: Economic Health.

**RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt:

- A. Resolution No. PC 26:014, approving Conditional Use Permit No. 995, subject to the conditions of approval in the resolution; and
- B. Resolution No. PC 26:015, approving Conditional Use Permit No. 996, subject to the conditions of approval in the resolution.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 26:015**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 996, A REQUEST BY GREG PANEK/TRUE NORTH ENGINEERING, INC. FOR MATTCO FORGE, INC. FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF THE EXISTING BUILDING BY 3,364 SQUARE FEET TO INSTALL A NEW 4,000-TON HYDRAULIC FORGING PRESS AND RING MILL MACHINE AT 16443 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Greg Panek/True North Engineering, Inc. for Mattco Forge, Inc. for a conditional use permit (CUP) to allow the expansion of the existing building by 3,364 square feet to install a new 4,000-ton hydraulic forging press and ring mill machine at 16443 Minnesota Avenue Garfield Avenue in the M-2 (Heavy Manufacturing) zone; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters and specifically for conditional use permits;

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure and Section 15311, Class 11 Categorical Exemption – accessory structures;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
  - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 6.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above-entitled matter, subject to the following conditions:

*General*

1. Conditions. All conditions of approval of Conditional Use Permit No. 996 shall be printed as general notes on all sets of building plans.
2. Material Deviation. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning and Building Department before construction.
3. Affidavit. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, May 22, 2026. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.

4. **One-Year Approval.** Approval of this Conditional Use Permit No. 996 shall be valid for one (1) year from the date of final approval and shall become null and void unless construction has commenced within this time period or an extension of time is granted administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of May 6, 2027. The Planning and Building Director at his or her discretion may grant a one-year extension. The Planning Commission may grant up to a one-year extension at the conclusion of the initial one-year extension. Prior to the granting of the extension request by the Planning Commission, notice shall be given in the same manner as required for the original application. Commencement of development shall mean that appropriate permits have been obtained.
5. **Revocation.** It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
6. **Violations.** It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute, or ordinance is violated the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
7. **Grounds for Modification, Suspension, Revocation.** The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a. That the approval was obtained by fraud;
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  - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law, or regulation;
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If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

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9. Permits. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
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25. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.

*Business Operations*

26. Truck Delivery. Stopping, loading, and unloading of delivery trucks associated with inbound and outbound shipments is prohibited on public streets and alleys.
27. Fugitive Dust. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures
28. Sign Maintenance. Any sign on the building and premises, including the parking lot area, in disrepair shall be cleaned, repaired or replaced with an equivalent sign and maintained in good condition.
29. Clean Premises. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
30. Outdoor Storage. Outdoor storage shall not be expanded.
31. Security Cameras. The Public Safety Department shall review and approve the security camera system, including technology, locations, orientations, and comprehensive camera views of the establishment interior, exterior, and parking lot. The approved camera system shall be maintained in perpetuity and be capable of retaining video footage for a minimum of 30 days. In the event of an incident or upon request, the business owner shall allow unimpeded inspection of the security camera system and all related footage to Sheriff's Department and City of Paramount personnel.
32. Floor Plan. The approved floor plan shall not be changed without prior approval by the Planning and Building Department.
33. Landscaping and Irrigation. The landscaping and irrigation in the existing planters at the front of the building shall be maintained as needed. A two-inch layer of brown mulch shall be reapplied as needed in the planters. Red mulch is not an acceptable material. Landscaping and irrigation shall be maintained in perpetuity in accordance with State and City regulations. Any mature tree shall be not be removed without the written authorization of the Planning and Building Department.
34. Tenant Improvement. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
35. Agencies. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the South Coast Air Quality Management District, (3) the Los Angeles County Certified Unified Program Agency, (4)

Sanitation Districts of Los Angeles County, (5) California Water Board, (6) California Department of Industrial Relations, and (7) the California Department of Resources Recycling and Recovery (CalRecycle).Noise. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).

36. **Objectionable Operations.** All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
37. **Vibration.** Any vibration generated by the 4,000-ton press must not extend beyond any property line of Mattco Forge, Inc., and any vibration from this 4,000-ton press shall not be detected by a typical person beyond any property line of Mattco Forge, Inc.
38. **Noise.** In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
39. **Accessibility.** Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
40. **Facilities for Recyclable Materials, Organic Waste, and Solid Waste.** The business shall comply with all relevant requirements of Chapter 17.118 of the Paramount Municipal Code regarding facilities for recyclable materials, organic waste, and solid waste.
41. **Organic Waste.** The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

*Special Conditions*

42. **Temporary restrooms.** The temporary restrooms facilities shall be permitted on-site for a maximum duration of two years from the date of approval, May 6, 2028. Upon expiration of this period, all temporary restroom containers and associated utilities shall be fully removed. The Planning and Building Director at his or her discretion may grant an extension of up to six (6) months administratively pursuant to a written request by the applicant no less than thirty days prior to the expiration date of May 6, 2028.

*Final Approval*

43. **At the completion of the project, final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division.**

**SECTION 7.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 6<sup>th</sup> day of May 2026.

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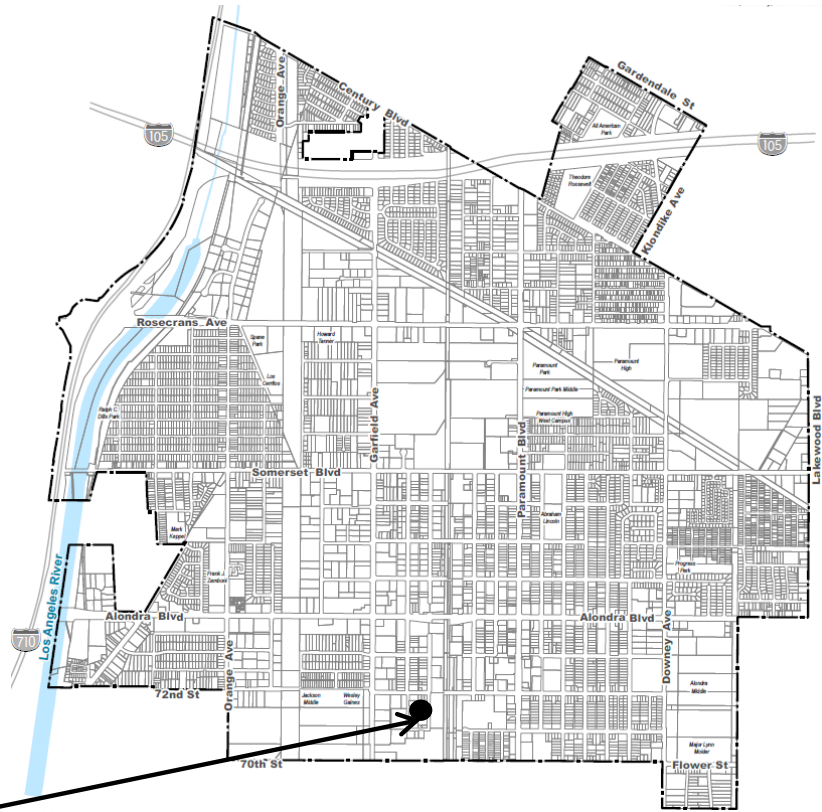
Linda Timmons, Chair

Attest:

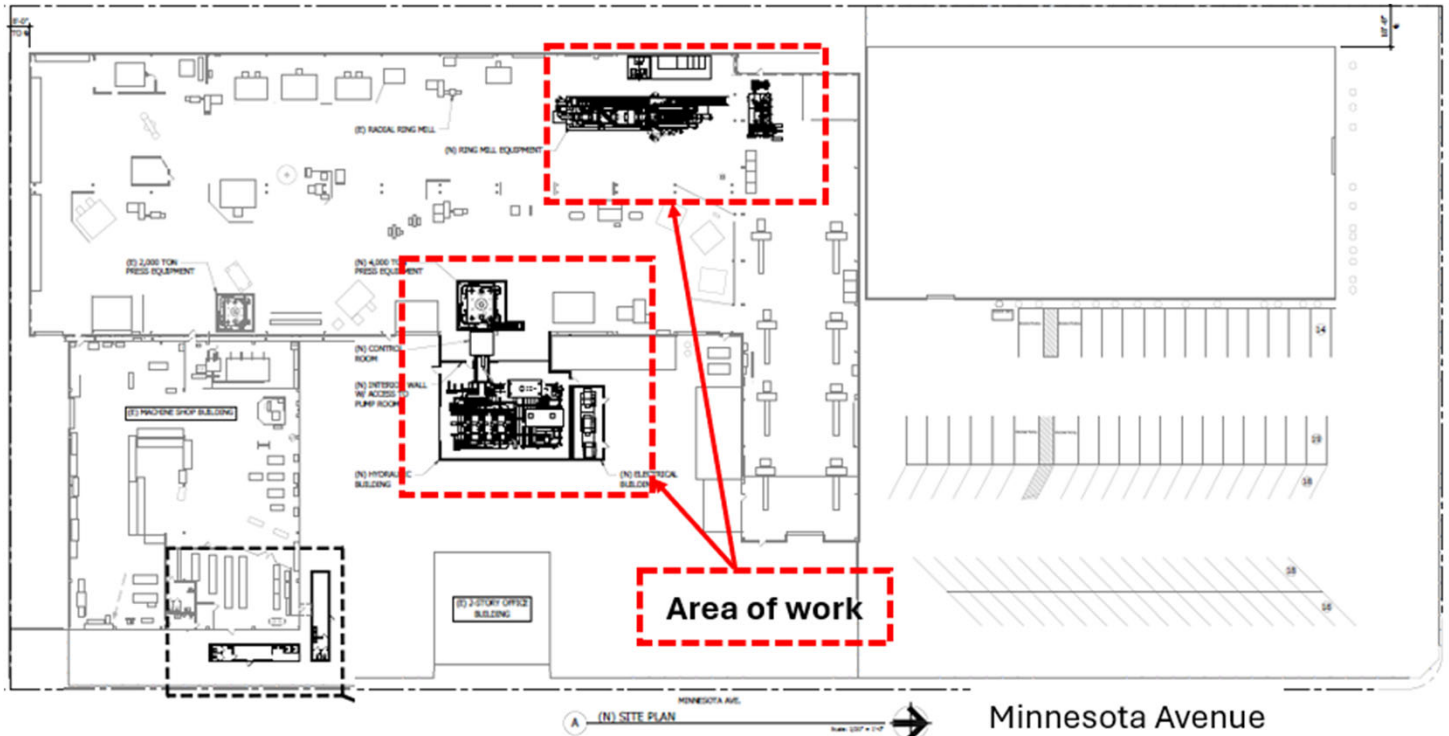
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Biana Salgado, Administrative Assistant

# Conditional Use Permit No. 996



Subject Property



Jackson Street

Minnesota Avenue

16443 Minnesota Avenue

MAY 6, 2026

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 42

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT  
PLANNING COMMISSION RESOLUTION NO. PC 26:016,  
RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING  
ORDINANCE TEXT AMENDMENT NO. 42, ADDING DEFINITIONS TO  
SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-  
ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO  
TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

APPROVED

DENIED

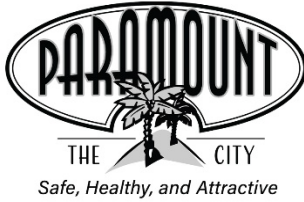
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



# **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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**PROJECT NUMBER:** Zoning Ordinance Text Amendment No. 42

**REQUEST:** Recommend that the City Council adopt an ordinance amending adding definitions to Section 17.04.010 and adding Chapter 17.18 (Transit-Oriented Development Objective Design Standards) to Title 17 of the Paramount Municipal Code

**APPLICANT:** City of Paramount

**MEETING DATE:** May 6, 2026

**LOCATION:** Within one half-mile of a transit station as defined in California Government Code Section 65912.156

**ZONE:** Multiple

**GENERAL PLAN:** Multiple

**PLANNER:** John King

**RECOMMENDATION** Approval



**To:** Honorable Planning Commission  
**From:** John King, AICP, Planning and Building Director  
**By:**  
**Date:** May 6, 2026

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**Subject: RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 42, ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE.**

## **BACKGROUND**

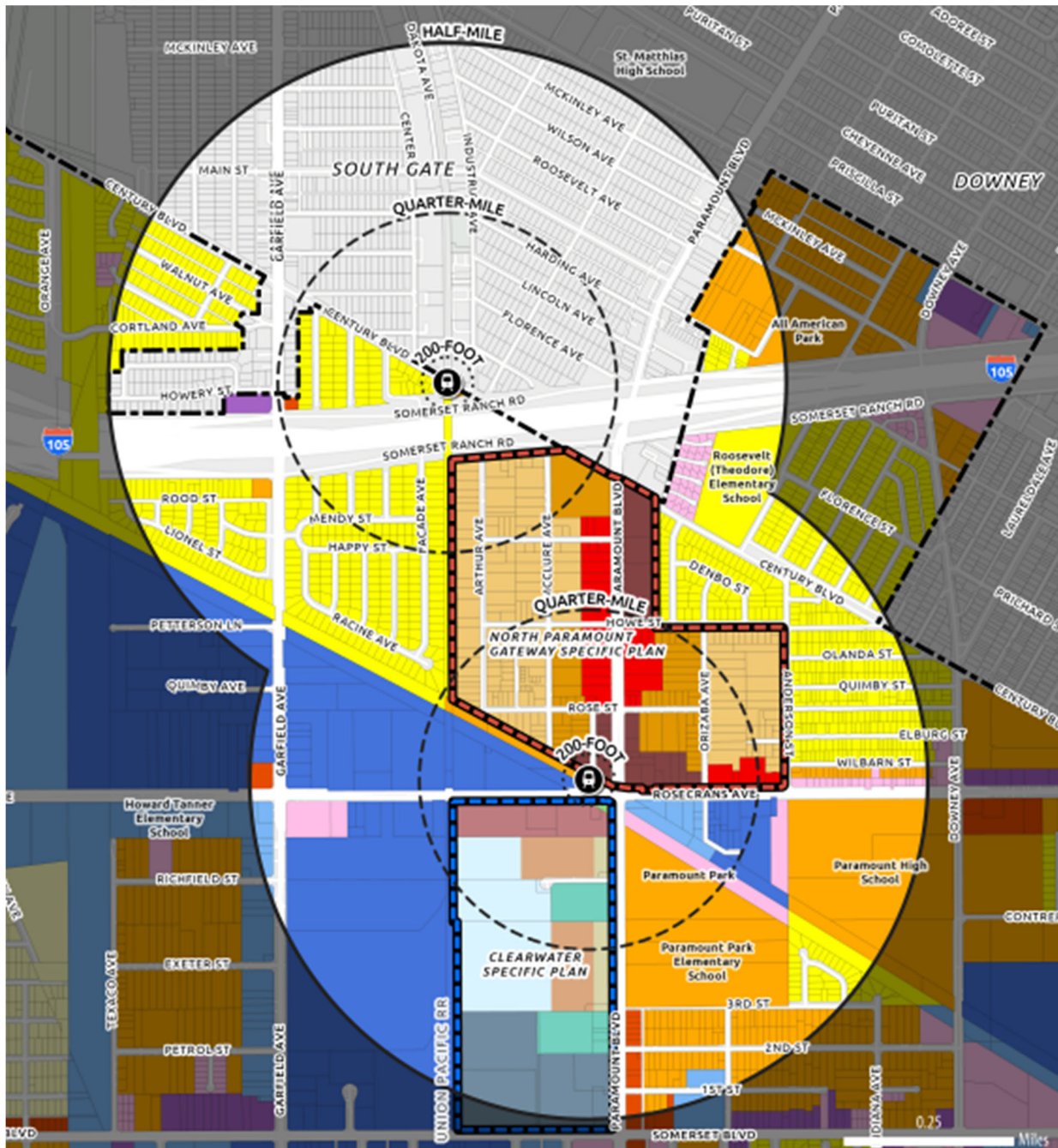
This item is a request for the Planning Commission to recommend to the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 42, adopting an ordinance adding definitions to Section 17.04.010 and adding Chapter 17.18 (Transit-Oriented Development Objective Design Standards) to Title 17 of the Paramount Municipal Code.

In late 2025, Governor Newsom signed Senate Bill (SB) 79 into law. SB 79, which takes effect on July 1, 2026, requires certain cities and counties to approve increased housing density near transit by introducing new development standards for residentially and commercially zoned properties near defined Transit-Oriented Development (TOD) stops. SB 79 includes regulations for housing density (homes per acre) and height.

SB 79 requires cities to implement new zoning conditions that allow properties within 200 feet, one quarter-mile, and one half-mile from a qualified transit station to be developed at a maximum density and height, whether or not the city's existing zoning is at that level of permissiveness.

Paramount has two planned light rail stations – Paramount/Rosecrans and the I-105/C-Line – that qualify under SB 79. Although light rail service is not expected for at least 10 more years, SB 79 contains provisions that include planned stations.

Below is a map showing the approximate locations of the areas impacted by SB 79.



The following information details the allowable density and height under SB 79:

## SB 79 Analysis: Existing & Proposed Zoning



## DISCUSSION

### Proposed Ordinance

While cities cannot change the State-established TOD zoning which takes effect on July 1, 2026, SB 79 allows a city to enact an ordinance that includes objective development standards, conditions, and policies applying to transit-oriented housing developments.

The proposed ordinance adds the following to the Municipal Code:

- Includes definitions for terms not previously defined.
- Notes plans and diagrams required for an application submittal to determine eligibility and Code compliance.
- Requires design elements such as a private entry feature such as a stoop, covered porch, or forecourt for ground-floor housing units.
- Sets parking location and size requirements for projects that include parking.
- Wall material requirements and prohibitions.

- Architecture requirements to ensure the outside of a building has articulation (to avoid massive, flat walls).
- Window requirements.
- Exterior material minimum requirements.
- Paving standards.
- Amenity minimums.
- Requirements to screen mechanical equipment.
- Lighting requirements.
- Trash/recyclable storage requirements.

### **Environmental Assessment**

This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with No. 6: Efficient, Effective, and Fiscally Responsible Government.

### **RECOMMENDED ACTION**

Adopt Resolution No. PC 26:016, recommending that the City Council adopt an ordinance approving Zoning Ordinance Text Amendment No. 42.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 26:016**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 42, ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE.

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 42, adding definitions to Section 17.04.010 and adding Chapter 17.18 (Transit-Oriented Development Objective Design Standards) to Title 17 of the Paramount Municipal Code; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter to announce its findings and decisions in zoning matters; and

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission hereby finds that the Zoning Ordinance Text Amendment is consistent with desirable land use trends.

**SECTION 5.** The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

**SECTION 6.** The Planning Commission hereby recommends that the City Council approve Zoning Ordinance Text Amendment No. 42, adding definitions to Section 17.04.010 and adding Chapter 17.18 (Transit-Oriented Development Objective Design Standards) to Title 17 of the Paramount Municipal Code.

**SECTION 7.** That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 8.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 6th day of May 2026.

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Linda Timmons, Chair

Attest:

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Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. \_\_\_\_**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 42, ADDING DEFINITIONS TO SECTION 17.04.010 AND ADDING CHAPTER 17.18 (TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS) TO TITLE 17 OF THE PARAMOUNT MUNICIPAL CODE.

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1. Purpose and Findings.** The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount (“the City”) to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on May 6, 2026 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26:016, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on \_\_\_\_\_, 2026, at which time it considered all evidence presented, both written and oral.

**SECTION 2.** The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

**SECTION 3. Definitions.** The following provisions of Section 17.04.010 (Definitions) of Title 17 of the Paramount Municipal Code shall be added to read as follows:

**Articulation.** Changes in building massing or architectural details that occur in the horizontal or vertical direction of a building frontage.

**Exterior insulation and finish system (or EIFS).** A non-load bearing building cladding system that provides exterior walls with an insulated, water-resistant, finished surface.

**Forecourt.** An open court in front of a building.

**Paseo.** A pedestrian access way connecting streets, plazas, alleys, public parks, and other existing and future public spaces abutting or within a premises.

**Photometric plan.** A point by point lighting calculation drawing that shows how light is distributed across a defined area and includes the intensity and location of lighting.

**Porch, covered.** A covered area adjoining an entrance to a building and usually having a separate roof.

**Stepback.** Any portion of the upper floor or floors that must be horizontally recessed from the main wall of a building frontage.

**Stoop.** A raised platform that serves as an entrance to a building, may be roofed, has no supporting posts, and is not enclosed.

**SECTION 4.** Chapter 17.18 is hereby added to the Paramount Municipal Code to read as follows:

### **“Chapter 17.18”**

#### **TRANSIT-ORIENTED DEVELOPMENT OBJECTIVE DESIGN STANDARDS**

##### **17.18.010 Purpose and applicability.**

- A. This chapter establishes objective design standards for all qualifying multiple-family residential and mixed-use projects proposed on properties subject to Government Code Sections 65912.155 through 65912.162. Specifically, these regulations apply to transit-oriented development (TOD) projects within one-half mile of a transit station, as defined in Government Code Section 65912.156, inclusive of any properties for which a specific plan has been approved pursuant to Government Code Sections 65450 through 65457. The purpose is to provide measurable, objective design standards that will result in quality development in circumstances in which state law limits the City of Paramount's enforcement of design standards to objective standards or where state law or the Municipal Code require a ministerial approval process.

- B. Where property is located within an adopted specific plan, the applicable regulating plan, frontage classifications, height standards, and other development standards shall apply in addition to this Chapter. In the event of a conflict between a specific plan and this Chapter, the more restrictive standard shall apply unless otherwise expressly stated in the specific plan or authorized by Government Code Sections 65912.155 through 65912.162.

**17.18.020 Site planning.**

- A. Requirements for development plan.

The development plan submitted with the required application shall clearly demonstrate compliance with this Chapter and any applicable specific plan. The development plan shall include:

1. A site plan identifying building placement, ground-floor use allocation, active frontage areas, public and private open space, paseo connections, parking configuration, mobility facilities, service areas, lighting, signage, drainage, and landscaping.
2. A frontage diagram identifying required commercial frontages, pedestrian priority streets, and residential frontages, as applicable.
3. A massing diagram demonstrating compliance with applicable height tiers and required setbacks.
4. A circulation diagram identifying pedestrian, bicycle, vehicular, and service access routes.
5. A photometric plan demonstrating compliance with lighting standards.
6. A landscape/irrigation plan demonstrating compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.

- B. Site layout.

1. Buildings adjacent to a public street or paseo shall have primary entrances oriented toward that frontage and provide direct pedestrian access to the public sidewalk or paseo.

2. Along designated primary streets and transit corridors in the Clearwater Specific Plan, ground-floor commercial or active uses shall occupy not less than 70 percent of the street-facing building façade.
3. A minimum of 70 percent of a primary street frontage shall be occupied by building façade. Surface parking shall not be located between a building and a primary street frontage.
4. Development located within one-quarter mile of a rail station shall incorporate a publicly accessible pedestrian connection to the station or designated mobility corridor.

C. Ground-floor residential units.

1. Ground-floor residential units located along a public street shall incorporate individual unit entrances facing the street, except where located on designated required commercial frontages.
2. Each ground-floor residential unit shall include a private entry feature such as a stoop, covered porch, or forecourt.
3. Stoop or covered porch elevations shall be raised a minimum of 18 inches and a maximum of 42 inches above adjacent sidewalk grade.



4. A minimum setback of five feet shall be provided between the sidewalk and the primary residential façade where ground-floor residential fronts a public street, unless located along a designated required commercial frontage.

D. Public plazas and paseos.

Public plazas or paseos, where required by the Clearwater Specific Plan or other regulatory documents, shall:

1. Have a minimum overall width of 12 feet;
2. Provide a minimum clear pedestrian pathway of eight feet;
3. Be open to the sky;
4. Provide seating, shade, and pedestrian lighting; and
5. Connect to public sidewalks or adjacent development parcels.

E. Parking, driveways, and pedestrian paths.

1. Location and design.

- a. Parking shall be underground, wrapped within a structure, or located at the rear of the site.
- b. Surface parking between a building and a primary street frontage shall be prohibited.

2. Size of parking spaces.

- a. Each off-street parking space shall have an area not less than 180 square feet exclusive of drives or aisles, and a width of not less than nine feet. Each such space shall be provided with a minimum of 25 feet space for a vehicle to enter and exit the parking space, and the parking space shall be improved as provided in Section 17.44.490 of the Paramount Municipal Code.
- b. If either of the lengthwise sides of any parking space immediately abuts a fence, wall, building or other structure, then the space shall be 10 feet wide; if both lengthwise sides of any space immediately abut a fence, wall, building or other structure, then the space shall be 11 feet wide.

- c. Compact automobile parking spaces shall not be less than eight feet in width or 16 feet in depth. The total number of compact parking spaces shall not exceed 25% of the required number of parking spaces. Individual spaces shall be identified by a sign located at the front of each space. Several spaces located in a common area shall be identified with adequate signing.

2. Driveways.

- a. Driveways shall be located on secondary streets or alleys unless, as determined by the Planning and Building Director, no other feasible location can be achieved.



- b. Curb cuts along designated pedestrian priority streets, as identified in the Clearwater Specific Plan or other regulatory document, are prohibited unless, as determined by the Planning and Building Director, no other feasible location can be achieved.
- c. Ground-floor residential units shall not have vehicular garage access doors directly facing a primary pedestrian street, as identified in the Clearwater Specific Plan or other regulatory document, except for townhouse-style units on local streets not designated as pedestrian priority streets.
- d. Driveway widths shall comply with Section 17.44.480.

3. Pedestrian paths.
  - a. Pedestrian pathways shall connect building entrances, parking areas, open spaces, and transit access points.
  - b. Paving materials within pedestrian paths shall be visually distinct from vehicular areas.
  - c. Pedestrian paseos shall have a minimum overall width of 12 feet and a minimum clear width of eight feet, unless otherwise required for emergency access.
  - d. Paseos and courtyards shall incorporate decorative paving distinct from adjacent drive aisles. Decorative paving includes, but is not limited to, textured stone, brick pavers, clay or ceramic pavers, precast concrete pavers, treated wood, and composite decking materials. Stamped asphalt shall not qualify as decorative paving.



4. Structured Parking Screening

- a. Above-grade parking levels visible from a public street shall be screened with liner units, architectural panels, or perforated metal screens.
- b. Screening shall achieve a minimum of 60 percent opacity.



5. Bicycle parking.

- a. Short-term bicycle parking shall be located within 50 feet of the primary building entrance.
- b. Long-term bicycle parking shall be located in a secured and weather-protected area.

F. Walls and fences.

- 1. Walls or fences within required front setbacks shall not exceed 42 inches in height and shall consist of at least 50 percent transparent materials.
- 2. Security fencing adjacent to rail corridors shall comply with rail operator requirements and incorporate additional landscape buffers where feasible.

3. Blank walls along public streets exceeding 15 linear feet are prohibited.
4. Retaining walls visible from the public right-of-way and exceeding 30 inches in height shall incorporate decorative treatment and landscaping. Decorative treatment shall mean materials with a textured surface, including but not be limited to variegated block, split face block, burnish block, slump block, and breeze block.
5. The use of chain link fencing materials and barbed wire are prohibited.

**17.18.030 Architecture.**

**A. Massing and articulation.**

1. The maximum length of any single uninterrupted building mass shall not exceed 150 feet without a minimum 10-foot horizontal or vertical articulation break.
2. Buildings longer than 100 feet shall incorporate vertical articulation at intervals not exceeding 40 feet.
3. Building façades shall include vertical articulation such as pilasters, recesses, façade offsets, or material shifts at intervals not exceeding 30 feet in horizontal length.
4. Any façade facing a public street, plaza, or paseo shall not run in a continuous plane of more than 30 feet without at least two architectural treatments per floor, including balconies, recesses, material changes, or façade offsets. Changes in plane shall be a minimum of 18 inches in depth.



B. Stepbacks and height transitions.

1. Buildings exceeding five stories in height shall incorporate upper level stepbacks of at least 15 feet along a minimum of 80 percent of the façade along primary streets and transit corridors.
2. Buildings exceeding 65 feet in height shall provide an additional stepback of at least five feet for every additional 15 feet of building height.
3. Upper stories shall step back a minimum of 10 feet from primary pedestrian streets where building height exceeds 55 feet.

C. Podium and tower form. Where buildings exceed four stories in height, the following shall apply.

1. Podium-style buildings shall clearly differentiate the base, middle, and top through material changes, façade articulation, or cornice treatments.



2. A podium base shall be defined by a horizontal articulation line located between the third and fifth stories.

3. Towers above a podium, where exceeding 75 feet in height, shall maintain a minimum separation of 40 feet from other towers on the same site.

**D. Entries.**

1. Primary residential lobbies shall be directly accessible from a public street or publicly accessible paseo.
2. Residential lobby entrances shall include weather protection projecting a minimum of four feet.
3. Pedestrian entries shall be recessed a minimum of three feet from the façade plane.
4. Ground-floor commercial tenant spaces shall provide individual entrances at intervals not exceeding 75 feet.

**E. Ground-floor residential entries.**

1. Ground-floor residential entries shall be clearly identifiable through architectural features such as projecting stoops, covered porches, entry recesses, or individual address numbers visible from the street.



2. Ground-floor residential entries shall be spaced at intervals not exceeding 40 feet along public streets unless grouped in clusters of two or more units sharing a common entry court.

**F. Windows.**

1. Ground-floor commercial façades shall provide a minimum of 65 percent transparency between two and 10 feet above grade.
2. Required commercial frontage shall provide a minimum of 60 percent transparency between two and eight feet above grade. Tinted or reflective glazing shall not be permitted on required commercial frontage.
3. Upper-story residential façades shall provide a minimum of 30 percent transparency.
4. Ground-floor residential units facing a public street shall provide a minimum of 35 percent transparency between two and eight feet above grade.
5. Where ground-floor residential units are located within 10 feet of a public sidewalk, windows shall incorporate one or more of the following privacy treatments:
  - a. Raised sill height of at least 30 inches above finished floor.
  - b. Landscaping within the setback.
  - c. Decorative metal railing, with decorative meaning coated and/or painted metals but not including aluminum.
  - d. Translucent lower window glazing.
6. Windows shall be recessed a minimum of two inches from the exterior wall plane.
7. Exterior security bars are prohibited.

**G. Roofs.**

1. Flat roofs shall include a parapet or cornice at least six inches in depth.
2. Rooftop mechanical equipment shall be fully screened from public view and set back at least 15 feet from primary façades.

**H. Materials and colors.**

1. A combination of at least two and no more than four exterior materials shall be used on each façade.
2. Materials shall wrap building corners a minimum of two feet.
3. Changes in material shall occur at inside corners or through defined trim elements.

**I. Prohibited materials.**

1. The following building materials are prohibited:
  - a. Vinyl siding.
  - b. Aluminum siding.
  - c. Mirrored glass.
  - d. Corrugated metal panels as a primary façade material.
  - e. Exposed concrete block along primary pedestrian streets. Acceptable concrete block materials include any with a textured surface, including but not limited to variegated block, split face block, burnish block, slump block, and breeze block. Where used, such materials shall not extend more than four feet from the base of the ground floor.
2. Use of Exterior Insulation and Finish Systems (EIFS) and synthetic stucco is limited to upper stories above the primary street wall and shall not exceed 30 percent of any façade facing a primary street.

**17.18.040. Street interface.****A. Relationship to public areas.**

1. Pedestrian pathways shall connect the public sidewalk to all primary building entries.
2. Sidewalks and paseos along primary streets shall provide a minimum unobstructed pedestrian width of 10 feet.

**B. Weather protection.**

1. Buildings along commercial frontages shall provide a continuous awning or canopy covering at least 50 percent of the frontage length.
2. Awnings and canopies shall maintain a minimum clearance of eight feet above sidewalk grade.

**C. Blank walls.**

1. Blank wall segments exceeding 20 feet in length along a public street are prohibited.
2. Where blank walls are unavoidable due to utility or structural constraints, they shall incorporate decorative treatment, public art (in compliance with Chapter 17.112 of the Paramount Municipal Code), green wall systems, or equivalent façade articulation. Decorative treatment shall mean materials with a textured surface, including but not be limited to variegated block, split face block, burnish block, slump block, and breeze block.

**D. Relationship to adjacent properties.**

1. Where a TOD project abuts a lower-density residential zone, any portion of the building exceeding 45 feet in height shall be set back an additional 10 feet from the property line.
2. A minimum six-foot-wide landscaped buffer shall be provided along shared property lines with lower-density residential zones.
3. Windows and balconies located within 30 feet of a property line abutting a lower-density residential zone shall incorporate privacy treatments.
4. Upper-story residential windows located within 15 feet of a side property line abutting a lower-density residential zone shall incorporate obscured glazing or maintain a minimum sill height of 42 inches.

**17.18.050. Landscaping.**

**A. Planting areas.**

1. A minimum of 15 percent of the total site area shall be landscaped.

2. At least one 24-inch box canopy tree shall be provided for every 1,500 square feet of lot area.
3. Street-facing setback areas shall be fully landscaped.

**B. Ground-floor residential frontages.**

Ground-floor residential frontages shall incorporate foundation planting within required setbacks consisting of:

1. Shrubs spaced at a minimum of 24 inches on center;
2. At least one accent tree per 30 linear feet of frontage; and
3. A decorative paving transition between the public sidewalk and private entry. Decorative paving includes, but is not limited to, textured stone, brick pavers, clay or ceramic pavers, precast concrete pavers, treated wood, and composite decking materials. Stamped asphalt shall not qualify as decorative paving.

**C. Shade.**

1. Open space areas shall provide shade coverage for at least 30 percent of seating areas.
2. Surface parking areas shall provide tree canopy coverage over at least 50 percent of paved areas at maturity.

**D. Hardscape and paving.**

Permeable paving shall be used in at least 25 percent of hardscaped open space areas.

**E. Compliance with Water-Efficient Landscape Provisions**

Landscaping and irrigation shall comply with Chapter 17.96 of the Paramount Municipal Code.

**17.18.060. Amenities, service, and back of house.**

**A. Amenities.**

1. Minimum amenity requirement. Residential and mixed-use projects shall provide a minimum number of common amenities based on lot size:

<u>Lot Size</u>	<u>Minimum Number of Amenities</u>
Over 40,000 sf	5
20,000-40,000 sf	4
Less than 20,000 sf	3

2. Ground-floor residential private patios or stoops shall not count toward the minimum common amenity requirement.
3. Qualifying amenities. Qualifying amenities may include, but are not limited to:
  - a. Rooftop deck
  - b. Public plaza
  - c. Community room
  - d. Co-working space
  - e. Fitness center
  - f. Pool or spa
  - g. Community garden
  - h. Outdoor kitchen or barbecue area
  - i. Children’s play area
4. Common open space configuration.
  - a. Common open space areas shall have a minimum dimension of 15 feet in any direction.
  - b. At least 50 percent of required common open space shall be contiguous.
5. Rooftop amenities. Rooftop common open space shall include shade structures covering at least 25 percent of the seating area.

**B. Utilities and mechanical equipment.**

1. Rooftop mechanical equipment shall be fully screened from public view and set back at least 15 feet from primary façades. Screening shall extend to the height of the equipment.



2. Ground-mounted mechanical equipment shall:
  - a. Be screened from public view;
  - b. Be located at least 10 feet from pedestrian paths; and
  - c. Not be located between the building and a primary street.
3. Utility areas and equipment shall not be located within any required active frontage areas or required common or private open space areas.

**C. Lighting.**

1. Pole-mounted pedestrian light fixtures shall not exceed 20 feet in height.
2. Pedestrian pathways shall be illuminated at intervals not exceeding 50 feet.
3. Lighting shall be shielded to prevent light spillover onto adjacent properties.

**D. Loading zones, loading docks, and service areas.**

1. Provisions shall be made onsite for short-term loading zones for pedestrians and deliveries to residents.
2. Loading docks and service areas, when required, shall not face primary streets or primary pedestrian streets.
3. Loading bays shall be screened from view by landscaping or architectural treatment.
4. Loading docks adjacent to residential zones shall incorporate sound-attenuating walls consistent with Chapter 9.12.

**E. Short-term rentals**

No dwelling units in whole or in part shall be rented for a term shorter than 30 consecutive calendar days.

**F. Facilities for Nonorganic Recyclable Materials, Organic Waste, and Solid Waste**

A TOD project shall comply with Chapter 17.118 of the Paramount Municipal Code regarding receptacles, storage, and facilities for waste.”

**SECTION 5. California Environmental Quality Act (CEQA).** This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**SECTION 6. Severability.** If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

**SECTION 7. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED by the City Council of the City of  
Paramount this \_\_ day of \_\_\_\_ 2026.

\_\_\_\_\_  
Brenda Olmos, Mayor

ATTEST

\_\_\_\_\_  
Heidi Luce, City Clerk

MAY 6, 2026

ORAL REPORT

CITY COUNCIL ACTIONS

MAY 6, 2026

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF